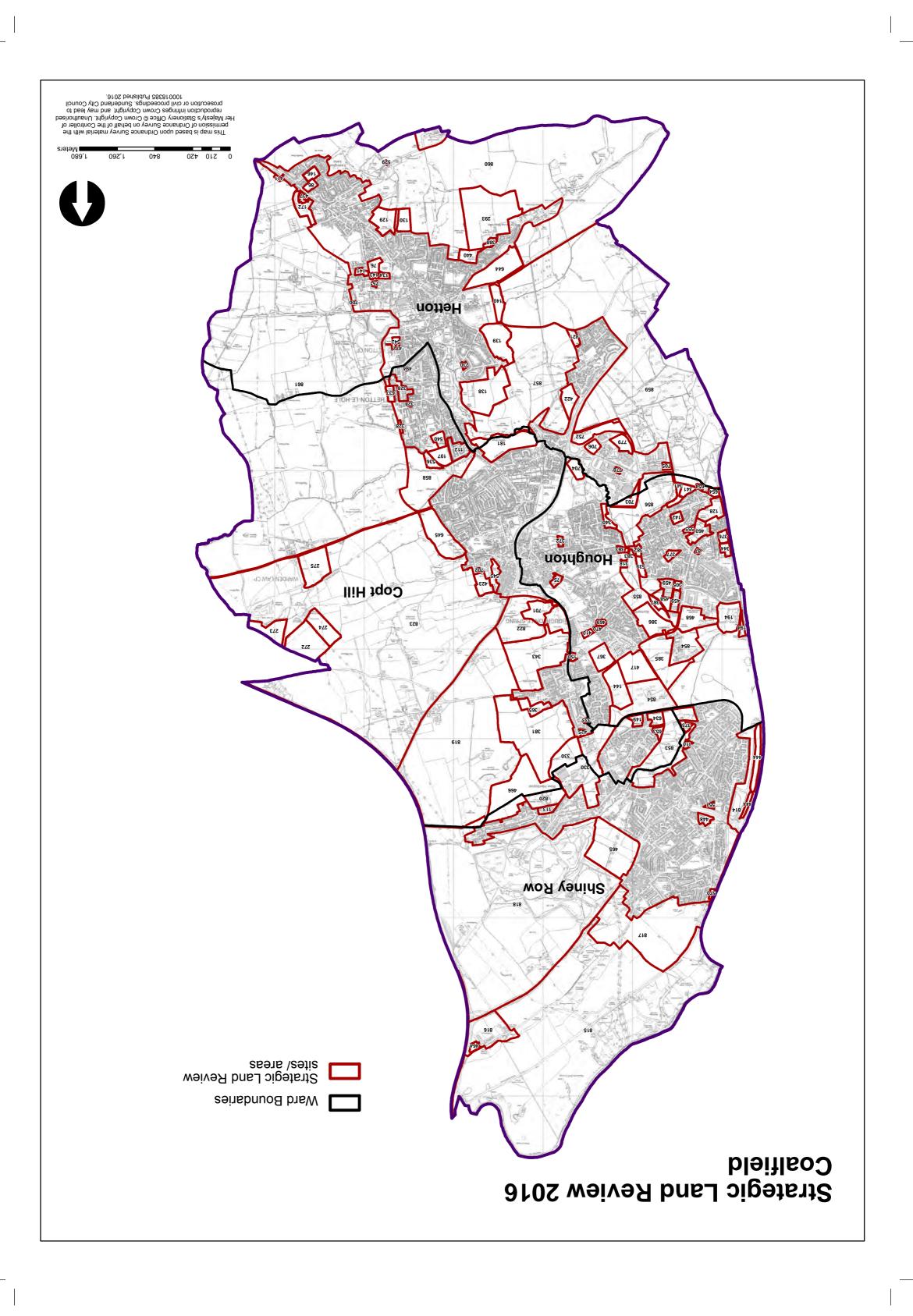
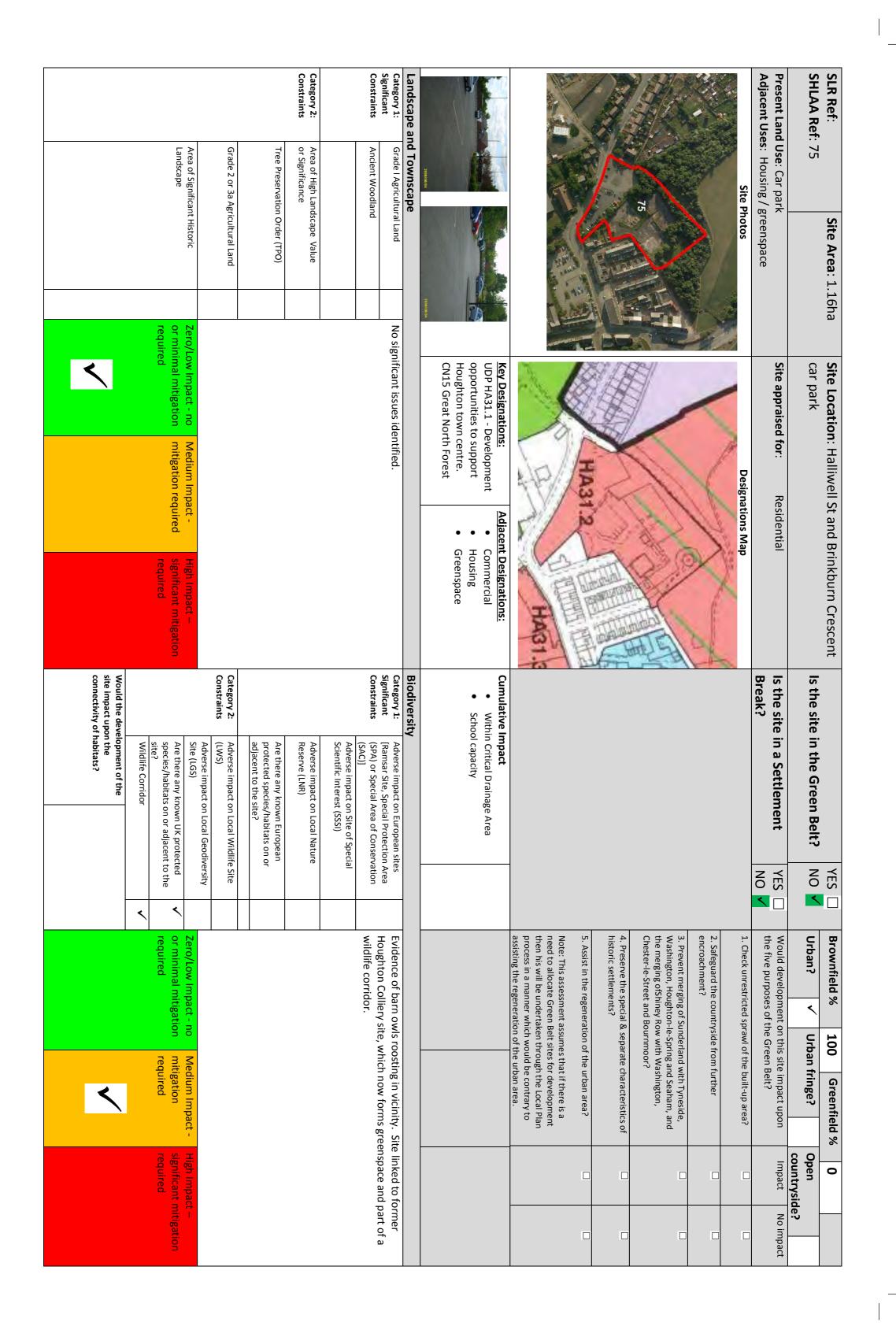
Sunderland City Council

Strategic Land Review

Coalfield

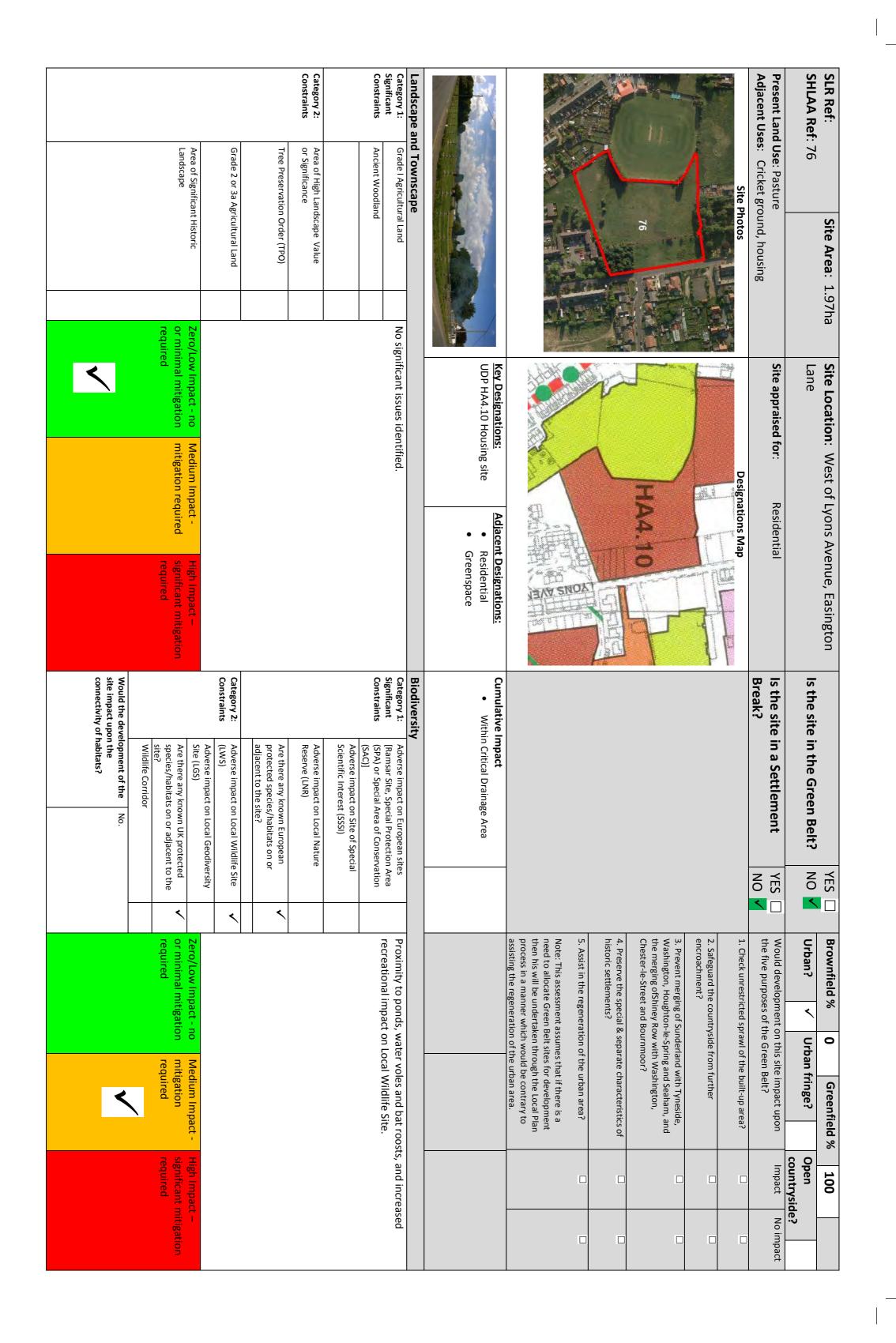
May 2016



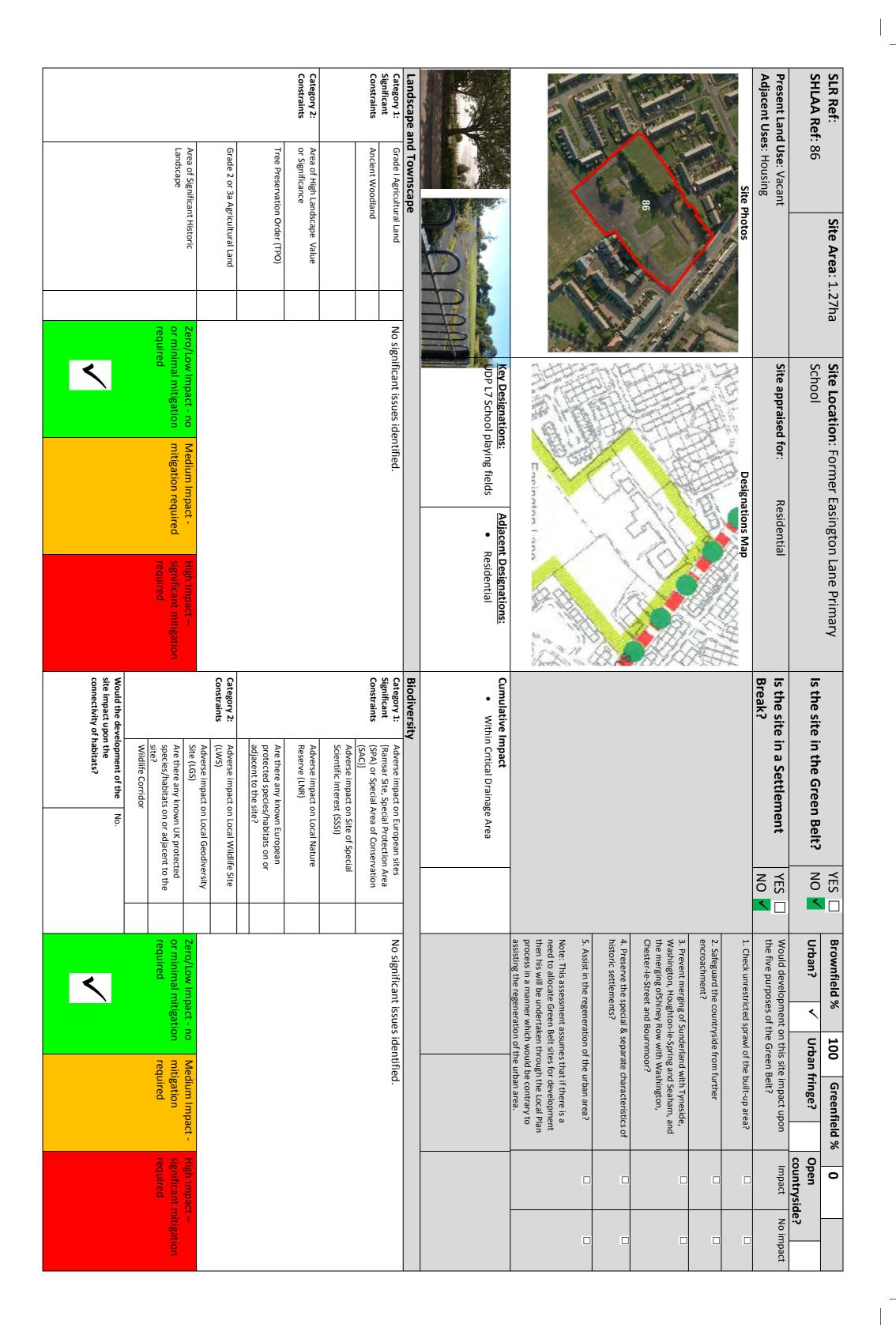


Category 1: Significant Constraints Category 2: Constraints	Ground Cou Site Topography	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic Env Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Ground Conditions & Contamination Site Predominantly Flat Topography Gentle Slope Undulating Steep Slope	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Environment and Culture : Scheduled Ancient Monument (+ 50m buffer zone if not designated) s World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Zero/Lov or minim required	Lies	Zero/Lov or minim required <5%	Lies	✓ Zero/Lov or minim required	Local
Zero/Low Impact - no or minimal mitigation required	Lies within a Coal Referi former Colliery use.	Zero/Low Impact - no or minimal mitigation required	Lies within a Critical Drainage Area. incidence flooding. Low incidence p	Zero/Low Impact - no or minimal mitigation required	Does the site have any historica l Local archaeological importance.
Medium Impact - mitigation required	ral Area. Potential for s	Medium Impact - mitigation required	ainage Area. Part of the	Medium Impact - mitigation required	Does the site have any historical or archaeological significance? Local archaeological importance.
High Impact – significant mitigation required	Lies within a Coal Referral Area. Potential for some contamination from former Colliery use.	High Impact – significant mitigation required	Lies within a Critical Drainage Area. Part of the site is affected by 1:30 incidence flooding. Low incidence potential of groundwater flooding.	High Impact – significant mitigation required	significance?
Potentially s		Within accessible location.	Infrastructure and S Is there road capacity for si Is there water and sewerage requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is the proposed designated as fields?	Green Infrastructure Category 1: Historic Significant Constraints Village Category 2: Public O Constraints Area
Potentially suitable for residential development.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	ble location.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Natural greenspace Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	Historic Park or Garden (EH LIST) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
ent.	antial 36dpha	2 O N	or etwork,	Z 0 N	
Site is considered suitable for development		Zero/Low Impact - no or minimal mitigation required	Existing access to be modified. The Newbottle, Dubmire and Houghton area is subject to cumula: housing development pressure which equates to a new two-form entry school.	Zero/Low Impact - no or minimal mitigation required	Linked to a green infrast
Site is considered potentially suitable for development		Medium Impact - mitigation required	odified. e and Houghton area ressure which equate	Medium Impact - mitigation required	green infrastructure corridor
Site is not considered suitable for development		High Impact – significant mitigation required	Existing access to be modified. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	High Impact – significant mitigation required	

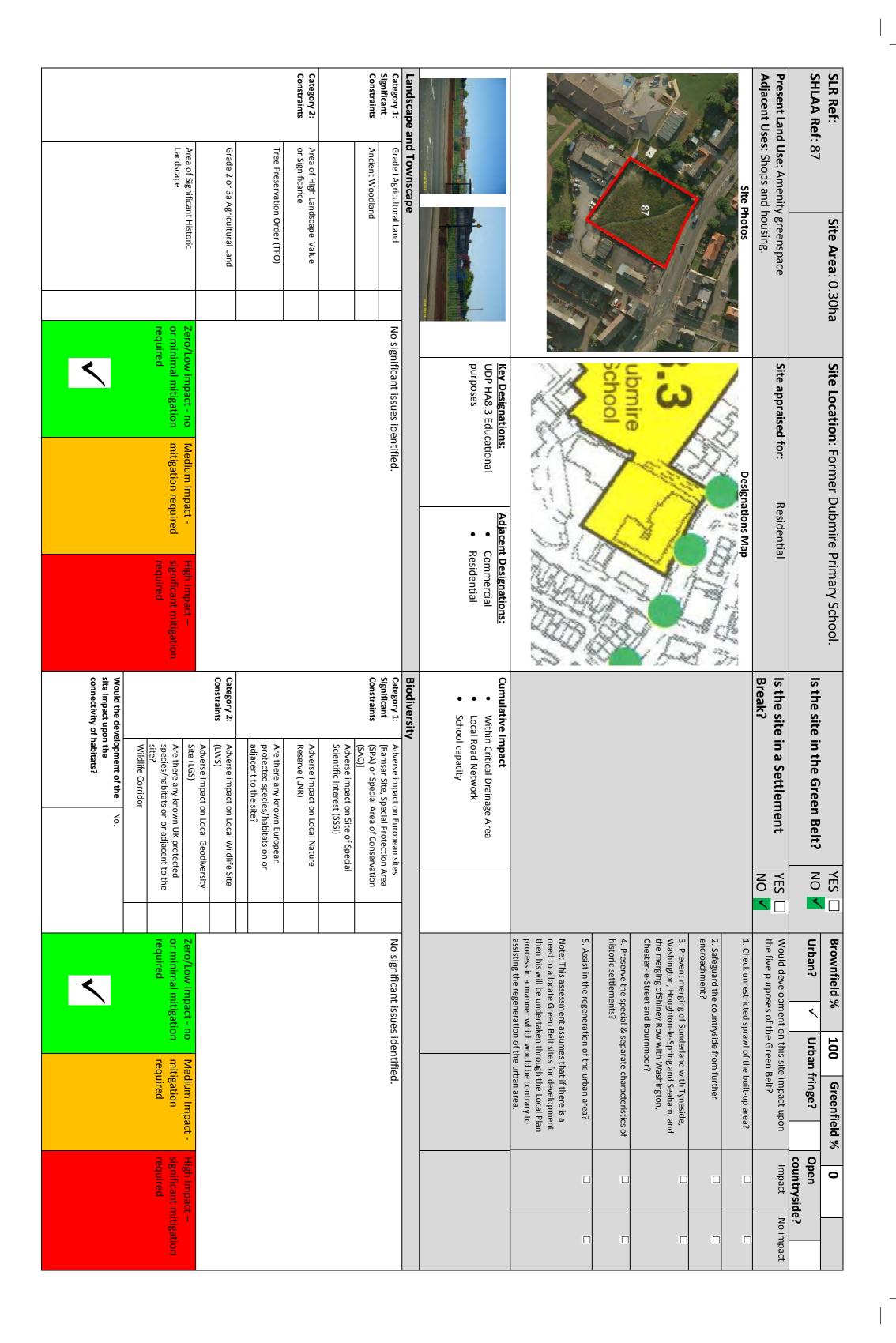
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Calcagny 1. Storic is and covery-law. Date when the present date of such and present control of the control of	Historic En	Historic Environment and Culture		Green Infrastructure		
Contact in the Conta	Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? No significant issues identified.		No significant issues ide	ntified.
Content had had beginning to be a continue region of the content o	Constraints			<i>S</i>		
Grant Process from Control (Control Process) (Co		World Heritage Site & Setting (+ candidate)		Cemetery / Churchyard		
Constitution Along Provides Constitution Along		Grade I/Grade II*Listed Building/Structure			Мау	
An anacopacidatic focus A. An	Category 2:	Grade II Listed Building/Structure		Natural greenspace		
Problem Process Proc		Conservation Area		Allotment		
Receitablizare and Foundational Lick within a Critical Incidence surface water flooding. Part of the site is effected in Control Foundation and Foundation in Coloran Incidence potential of groundware flooding. Part of the site is effected in Control Foundation in Coloran Incidence potential of groundware flooding. Part of the site is effected in Control Foundation in Coloran Incidence surface water flooding. Part of the site is effected in Control Foundation in Coloran Incidence in		gical Site (Known	al mitigation mitigation required		Zero/Low Impact - no or minimal mitigation required	Impact -
Pool flot Zince 34 (nethods) Lies within a Critical Drainage Area and Source Protection Zione. High International protection Zione. High International protection Zione High International protect				Is the proposed development site designated as open space or playing fields?	4	
Roud Risk Zone 3 Methy) Indicative potential of groundwater flooding. Part of the site is affected Roughland Carled Dariage Area and Source Protection Zone. High Indicative potential of groundwater flooding. Part of the site is affected Roughland	Flooding			Infrastructure and Services		
Plood Rest Zine 2A(High) Purity Plant Purity	Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Lies within a Critical Drainage Area and Source Protection Zon incidence potential of groundwater flooding. Part of the site is	ed		ue.
Proof like Supre (Medium Impact - no		Flood Risk Zone 3A (High Vulnerability)	by 1.100 include part acc water modernie.	Is there education/community/health facility capacity site requirements? What is the broad accessibility of the site to local road local shopping services, public transport, education are community opportunities?	for d network,	
Groundwater Flooding - So of land surface water Flooding - So of land surface (need ann) and surface water Flooding - So of land surface (need ann) and surface (need ann) and surface (need ann) and surface (need ann) and surface water Flooding - So of land surface (need ann) and surface (need ann) and surface water Flooding - So of land surface water F	Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Medium Impact -		Zero/Low Impact - no	
Surface Water Flooding - Sof land within 1 n 30 incidence (help) within 1 n 100 incidence (neigh) w		Groundwater Flooding	required		required	-
Surface Water Flooding - % of land surface Vorter Flooding - % of		Surface Water Flooding – % of land within 1 in 30 incidence (high)				Λ.
Surface Water Recording—% of land 10% christon in 2000 incidence (less) 2 v		Surface Water Flooding – % of land within 1 in 100 incidence (medium)	<5%			<
Contamination Contaminatio		Surface Water Flooding – % of land	10%			
Source Protection Zone Tombus Tom		within 1 in 1000 incidence (less) Critical Drainage Area				
Suitability and Deliverability Predominanty Flat Predominant		Source Protection Zone	<			
Predominantly Flat Conclusion Conclusio	Ground Co	nditions & Contamination		Suitability and Deliverability		
Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Egacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+ 10m buffer zone) High Voltage electricity line(+ 10m buffer zone) Minerals Safeguarded Area High Voltage electricity line(+ 10m buffer zone) Minerals Safeguarded Area High Impact - Site is considered required avelopment Medium Impact - Site is considered sometimally suitable for residential development development Site Appraisal Conclusion Figh Impact - Site is considered required development all development development development Site is considered sometimally suitable for suitable for suitable for development development Medium Impact - Site is considered sometimally suitable for residential development development Site Appraisal Conclusion Site is considered voluntable for suitable for development development development Site is considered voluntable for suitable for suitable for development development development Medium Impact - Site is considered voluntable for residential development development development development development	Site	Predominantly Flat			dential	
Gentle Slope Indulating I	Topography				24dpha	
Steep Slope		Gentle Slope		How many jobs could the site provide for?		
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Electricity Pylon (+ 10m buffer zone) High Impact — significant mitigation required required significant mitigation required required Mitigation required required significant mitigation required required Potentially suitable for residential development. Site is considered potentially suitable for suitable for suitable for development development. Site is considered potentially suitable for residential development. Site is considered potentially suitable for required development. Site is considered significant mitigation required development significant mitigation required development required development. Site is considered potentially suitable for residential development. Site is considered potentially suitable for residential development. Site is considered potentially suitable for residential development. Site is considered potentially suitable for required development. Site is considered potentially suitable for residential development. Site is considered potentially suitable for required development. Site is considered potentially suitable for required development. Site is considered potentially suitable for potentially suitable for suitable for suitable for development developm		Steep Slope		Site Appraisal Conclusion		
COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) Witigation required required required required required development development buffer zone) Witigation required required required required development development required significant mitigation required required required required required significant mitigation required required required required required required development development significant mitigation required required required required required required significant mitigation required required development develop	Category 1:	Health & Safety Executive (HSE)	Medium Impact -	•		
Inner Jone	Significant	COMAH Development Proximity or	mitigation required			_
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Constraints	Electricity Pylon (+ 10m buffer zone)			development	suitable for
	Category 2:	HSE COMAH Middle or Outer Zone				
Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Constraints	Landfill sites, Contaminated land				
Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Minerals Legacy (quarries and coal mining)	<			
High Voltage electricity line(+10m buffer zone)		Minerals Safeguarded Area				<
		High Voltage electricity line(+10m buffer zone)				



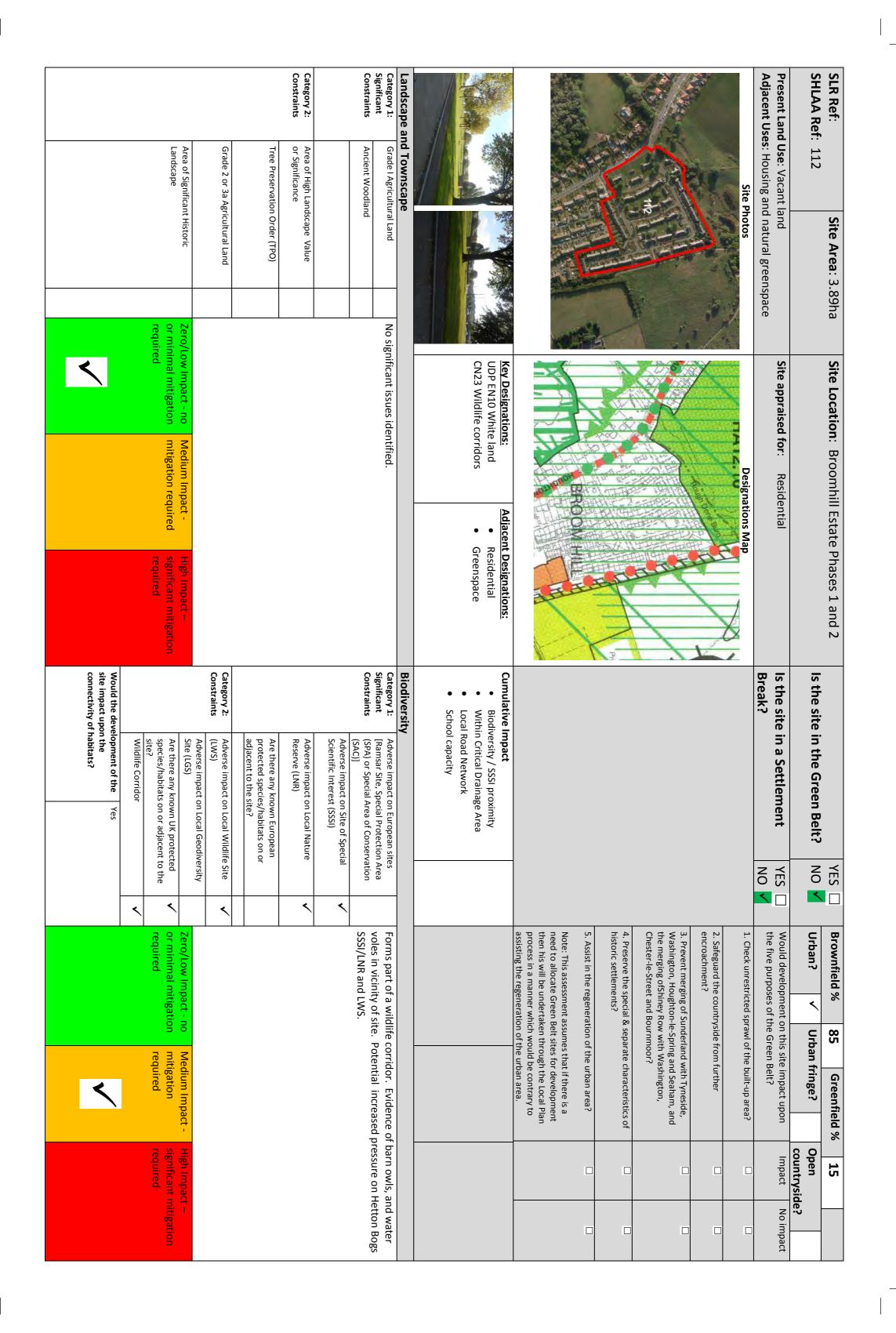
Historic En	Historic Environment and Culture			rastrı	ure		-
Category 1: Significant Constraints	(+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance?	significance ?	Category 1: HIS Significant Constraints Vill	Historic Park or Garden (EH list) Village Green	No significant issues identified.	entifiea.
	World Heritage Site & Setting (+ candidate)			Ce	Cemetery / Churchyard		
	Grade I/Grade II*Listed Building/Structure			Category 2: Publi Constraints Area	Public Open Space/Playing Field/Play Area		
Category 2:	Grade II Listed Building/Structure			Nai	Natural greenspace		
	Conservation Area			A	Allotment		
	Archaeological Site (Known & potential)	Zero/Low Impact - no	High Impact – significant mitigation required	Pul (cyc	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
ſ		<		Is the proposed development site designated as open space or playing fields?	pment site No. sce or playing	<	
Flooding				Infrastructure and Services	d Services		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Lies within a Critical Drainage Area and Source P incidence potential of groundwater flooding.	urce Protection Zone. Low ng.	Is there road capacity for site traffic generations there water and sewerage capacity for site requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Access is via site 146 w	site 146 which in turn is accessed by Cotherstone Court.
	Flood Risk Zone 3A (High Vulnerability)			Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	work,	
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Zero/Low Impact - no Medium Impact - mitigation mitigation mitigation required	High Impact – significant mitigation	Within accessible location.	ion.	Zero/Low Impact - no or minimal mitigation	Medium Impact -
	Groundwater Flooding		required			required	required
	Surface Water Flooding – % of land within 1 in 30 incidence (high)						
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)						
	Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	<					<
	Source Protection Zone						
Ground Co	Ground Conditions & Contamination			Suitability and Deliverability	_		
Site Topography	Predominantly Flat	✓ No significant issues identified.		What is considered suitable on the site?	Residen		
Ιοροβιαριιγ	Gentle Slone			How many homes could be provided? How many jobs could the site provide	30	26dpha	
	Undulating			Site Appraisal Conclusion	nclusion		
	Steep Slope			Site Appraisal Conclusion	nciusion		
Category 1:	Health & Safety Executive (HSE)	Zero/Low Impact - no Medium Impact -	High Impact —	Potentially suitable	Potentially suitable for residential development.	Site is considered	Site is considered
Significant Constraints	COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	required mitigation mitigation required	significant mitigation required			suitable for development	potentially suitable for development
Category 2:	HSE COMAH Middle or Outer Zone						
Constraints	Minerals Legacy (quarries and coal						<u> </u>
	mining) Minerals Safeguarded Area						•
	High Voltage electricity line(+10m						
	891161						



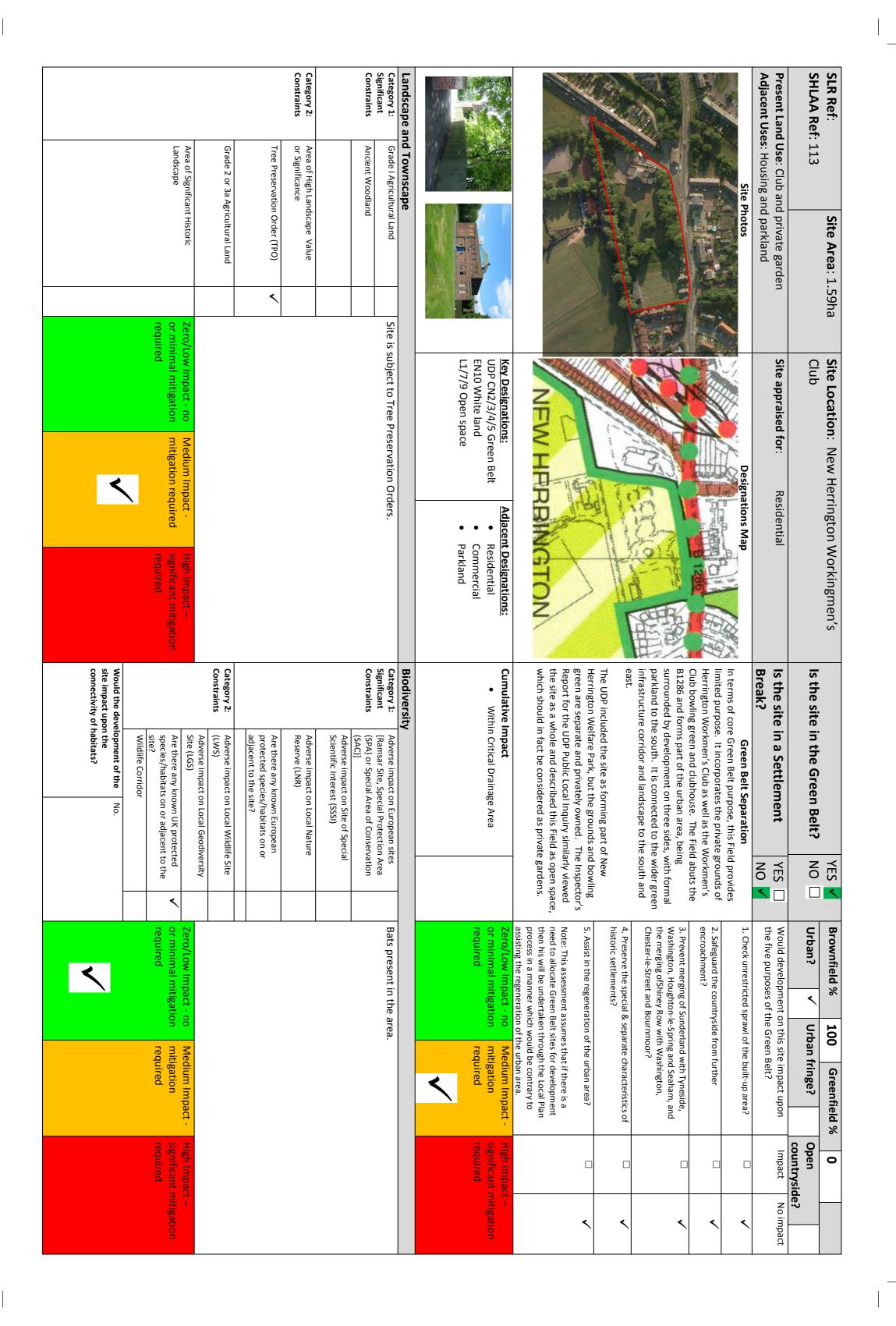
Category 1: Significant Constraints Category 2: Constraints	Ground Co Site Topography	Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic En Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Ground Conditions & Contamination Site Predominantly Flat Topography Gentle Slope Undulating Steep Slope	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
zero/Low Impact - no or minimal mitigation required required Medium Impact - mitigation required	No significant issues identified.	or minimal mitigation mitigation required required	î.	Zero/Low Impact - no or minimal mitigation required required Medium Impact - mitigation required	Does the site have any historical or archaeological significance?
High Impact – significant mitigation required		rigi ilipact – significant mitigation required	ice potential of	High Impact – significant mitigation required	ignificance?
Potentially suitab	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide fo Site Appraisal Conclusion	Within accessible location.	Infrastructure and Services Is there road capacity for site traffic s Is there water and sewerage capacity requirements? Is there education/community/healt site requirements? What is the broad accessibility of the local shopping services, public transportunities?	Allotment Allotment Public Right of (cycleway/ footpat Green Infrastrument) Is the proposed development site designated as open space or playing fields?	Green Infrastructure Category 1: Historic Significant Constraints Village (Cemete Category 2: Public O Constraints Area
Potentially suitable for residential development.	r?	ation.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	wa)	ucture Historic Park or Garden (EH List) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
oment.	Residential 15 50dpha		ity for and network,	dleway) re corridor Yes, identified on the Greenspace Audit	3/Play
Site is considered suitable for development		or minimal mitigation required	Work on going to resolve access issues. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	Zero/Low Impact - no or minimal mitigation required	Currently provides amenity greenspace.
Site is considered potentially suitable for development		mitigation required	e access issues. e and Houghton area ressure which equate	Medium Impact - mitigation required	nity greenspace.
Site is not considered suitable for development		required	is subject to cumulative s to a new two-form	High Impact – significant mitigation required	

				Category 2: Constraints		Significant Constraints	Category 1:	I and cano							Present Land U Adiacent Uses:	SLR Ref: SHLAA Ref: 110
	Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape Value or Significance		Ancient Woodland	Category 1: Grade Agricultural Land	ad Toursesson				1100		186	Present Land Use : Builders Yard Adiacent Uses : Housing and natural greenspace	Site Area: 0.52ha
<	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required					0.000	No significant issues identified.		Key Designations: UDP EN10 White land.					Des	Site appraised for:	Site Location:
	pact - High Impact – significant mitigation required								Adjacent Designations:GreenspaceResidential					ignations Map	Residential	Starks Builders Yard
Would the development of the site impact upon the connectivity of habitats?	Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Category 2: Adverse impact on Local Wildlife Site (LWS)	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)		Category 1: Adverse impact on European sites	Biodinospity	Cumulative ImpactWithin Critical Drainage Area					breakr	Is the site in a Settlement	Is the site in the Green Belt?
extent.	diversity ected	life Site	an Tor	ire	cial	on Area ervation	sites							20	YES	YES
<	Zero/Low Impact - no or minimal mitigation required re						Lies adjacent to a wildlife corridor- impacts to stream/burn.	_		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	historic settlements? 5. Assist in the regeneration of the urban area?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Brownfield % 100 Urban?
	Medium Impact - mitigation required						orridor- impacts to			that if there is a for development ugh the Local Plan be contrary to urban area.	ne urban area?	d with Tyneside, g and Seaham, and Washington, r? e characteristics of	m further	he built-up area?	site impact upon n Belt?	100 Greenfield % Urban fringe?
	High Impact – significant mitigation required) stream/burn.								Impact No impact	Open countryside?

Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure Constraints Conservation Area Archaeological Site (Known & potential) Flooding Flood Risk Zone 3B (Functional	Category 2: Flood Risk Zone 2(Medium Constraints Vulnerability) Groundwater Flooding Surface Water Flooding –% of land within 1 in 30 incidence (high) Surface Water Flooding –% of land within 1 in 100 incidence (medium) Surface Water Flooding –% of land within 1 in 1000 incidence (medium) Surface Water Flooding –% of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Site Fredominantly Flat Topography Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE)
	Lies within a Critical Drainage A groundwater flooding. Zero/Low Impact - no mitigation required No significant issues identified.
Does the site have any histori Local archaeological significan Zero/Low Impact - no or minimal mitigation required Lies within a Critical Drainal	tion required
historical or archaeological significance. Medium Impact - mitigation required rainage Area. Low incidence	High Impact – Significant mitigation required
historical or archaeological significance? nificance. Medium Impact - mitigation required significant mitigation required rainage Area. Low incidence potential of	requirements? Is there education/community/health facility site requirements? What is the broad accessibility of the site to le local shopping services, public transport, educommunity opportunities? Nearest centre at Shiney Row. Nearest centre at Shiney Row. Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion Site Appraisal Conclusion
Medium Impact - mitigation required mrainage Area. Low incidence potential of Mistorical or archaeological significance? Category 1: Significant Constraints Category 2: Category 2: Constraints Category 2: Constraints Category 2: Constraints Infrastructure Infrastructure	Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest centre at Shiney Row. Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion Suitable for residential development
historical or archaeological significance? Category 1: Significant Constraints Medium Impact - mitigation required mitigation required required Is the proposed devolesignated as open fields? Infrastructure Infrastructure	Zero/Low Impact - no or minimal mitigation required 1tial Site is considered
historical or archaeological significance? Category 1: Significant mitigation Medium Impact - mitigation required Medium Impact - significant mitigation required Infrastructure and Services Green Infrastructure Category 2: Category 2: Edition Telusion Category 2: Constraints No. Category 2: Allotment Allotment Infrastructure and Services Access from H Access from H	Medium Impact - ation mitigation required
High Impact — mitigation required Medium Impact — frequired Medium Impact — frequired Mitigation required Infrastructure and Services Matural greenspace Allotment Mocieway/ footpath/bridleway) Infrastructure and Services Mitigation? Mitigation required Is the proposed development site designated as open space or playing fields? Infrastructure and Services Mitigation Park or Garden (EH LISt) Category 2: Category 2: Category 2: Category 2: Category 2: Category 2: Allotment Allotment Mo. Infrastructure and Services	High Impact — significant mitigation required



Historic Env Category 1: Significant Constraints	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate)	Does the site have any historical or archaeological significance? The site lies adjacent to the alignment of the Hetton Colliery Railway.	ance? 'y Railway.	Green Infrastructure Category 1: Historic Significant Constraints Village Cemete
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure Grade II Listed Building/Structure Conservation Area		Category 2: Constraints	Public Open Space/Playing Field/Play Area Natural greenspace
	Archaeological Site (Known & ✓ potential)	Zero/Low Impact - no or minimal mitigation mitigation required required	High Impact – significant mitigation required Is the proposed development site designated as open space or playing fields? Public Right of (cycleway/ footpat (cycleway/ footpat (cycleway/ footpat (fields?))	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor d development site open space or playing
Flooding Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area and includes a pocket of 1:100 incidence surface water flooding. Medium incidence potentiagroundwater flooding.	ea and includes a pocket of Medium incidence potential of Medium incidence potential of Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	iure and Si apacity for sit and sewerag tion/commur ints? oad accessibi services, put portunities?
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding — % of land within 1 in 30 incidence (high) Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required required	High Impact — significant mitigation required Nearest facilities are at Houghton or Hetton town centres.	ies are at Ho
Ground Co	Ground Conditions & Contamination		Suitability and Deliverability	and Deliv
Site Topography	Predominantly Flat	No significant issues identified.	What is considered suitable on the site? How many homes could be provided?	dered suital mes could l
	Gentle Slope Undulating		How many jobs could the site provide for? Site Appraisal Conclusion	isal Cor
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation mitigation required required	High Impact — Planning permission in place for residential significant mitigation development.	rmission nt.
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			

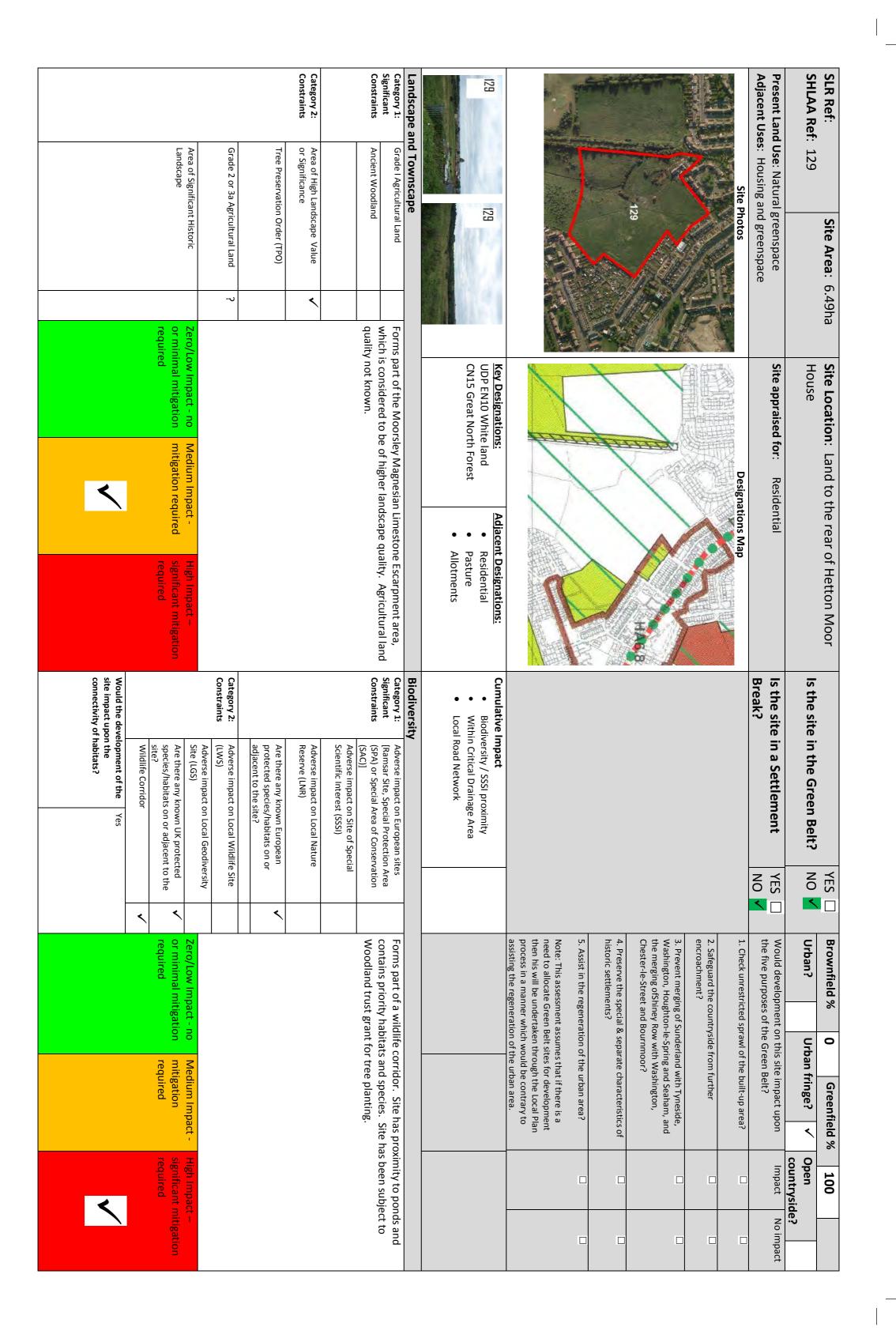


Category 1: Significant Constraints Category 2: Constraints		Topography	Ground Co						Category 2: Constraints		Caregory 1: Significant Constraints	Flooding				Category 2: Constraints			Category 1: Significant Constraints	Historic En
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Undulating Steep Slope	Gentle Slope	Ground Conditions & Contamination Site Predominantly Flat	Source Protection Zone	Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	Surface Water Flooding – % of land within 1 in 30 incidence (high)	Groundwater Flooding	Flood Risk Zone 2(Medium Vulnerability)	Flood Risk Zone 3A (High Vulnerability)	Floodplain)			Archaeological Site (Known & potential)	Conservation Area	Grade II Listed Building/Structure	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
Zero/Low Impact - no or minimal mitigation mitigation required required Tequired Medium Impact - significant mitigation required required required		א ואט אוקוווורמווג ואטאפא ועפוונוווכע.	No significant issues identified		5%	<5%		Q Q	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required significant mitigation		water flooding on private grounds. Low incidence potential of groundwater flooding.			zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required required required required					Does the site have any historical or archaeological significance? No.	
The site outside of the Green Belt is considered suitable for residential development. Exceptional circumstances would need to be established by an applicant to enable Green Belt development (or boundary alteration through review of the Local Plan).	Site Appraisal Conclusion	7.	Suitability and Deliverability What is considered suitable on the site? Residential						Limited access to some local facilities.	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			Is the proposed development site designated as open space or playing fields?	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Allotment	Natural greenspace	Category 2: Public Open Space/Playing Field/Play Constraints Area	Cemetery / Churchyard	Category 1: Historic Park or Garden (EH List) Significant Constraints Village Green	Green Infrastructure
Site is considered suitable for development development Non-Green Belt Site is considered potentially suitable for development						<			Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation		Existing access to be improved to serve site		<	Zero/Low Impact - no		,		1	No significant issues identified.	
Site is not considered suitable for development of Green Belt								required	ct - High Impact — significant mitigation		site			ct - High Impact – significant mitigation required						

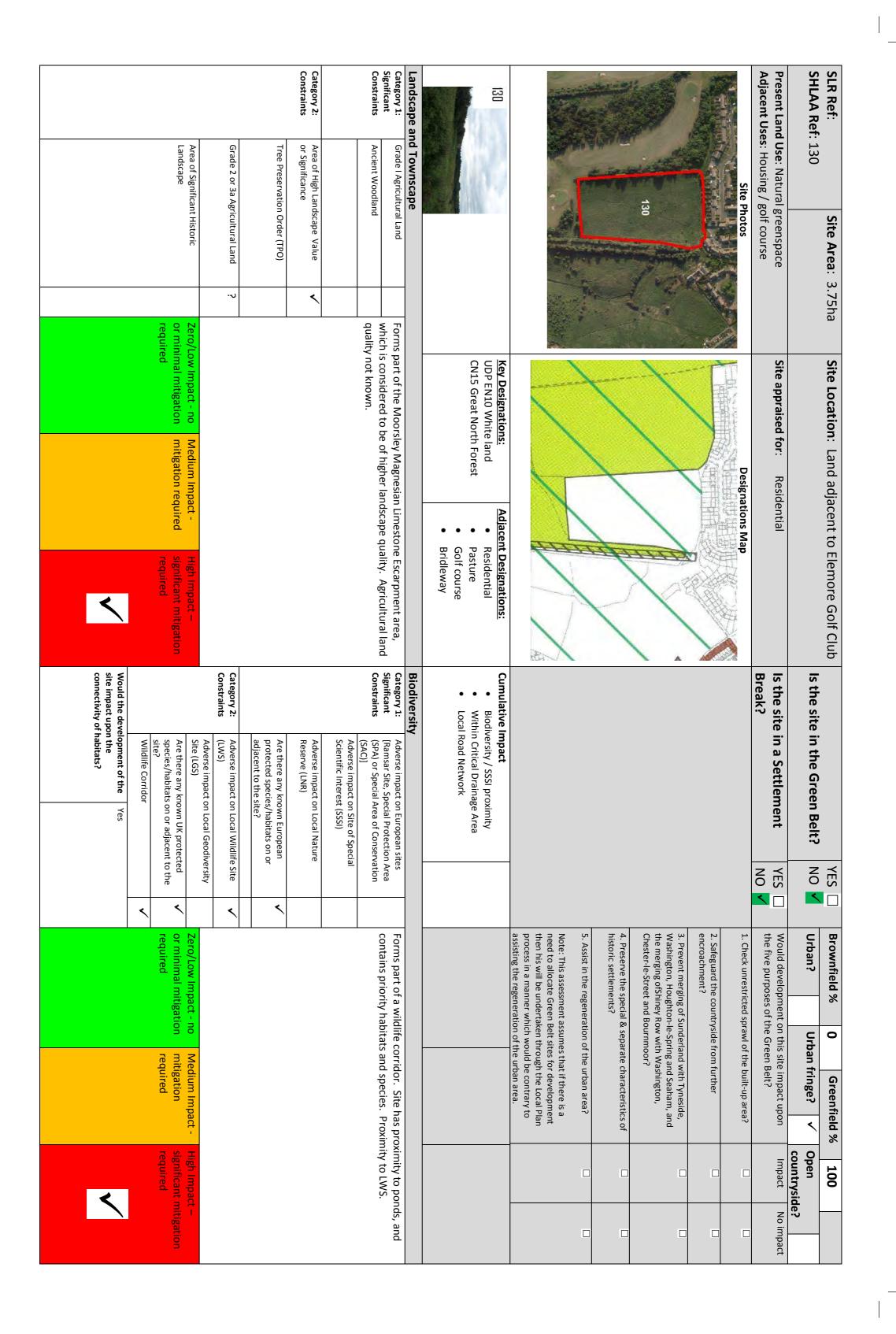
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Site Photos Site Photos Rey Designati UDP ENIO W/ L1/7/9 Open s And Townscape Grade I Agricultural Land Ancient Woodland Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape Area of Si	Present Land Use: Pasture Adjacent Uses: Housing	SLR Ref: Site Area: 5.50ha SHLAA Ref: 128
ic (TPO)		
No significant iss No significant iss No signi		ha
	Site a	Site
Medium mitigation mitigations: Winpact - no mitigation	Site appraised for:	Site Location: Lan
Designations Map Designations Map S: Adjacent Agricultural land Recent Rec	Residential	Land north of Bla
Designations: esidential griculture llotments High Impact – significant mitig required		Black Boy Road
Cumula: Category Significan Constrain Constrain Site impactive	Is the site Break?	Is the si
Cumulative Impact Biodiversity / SSSI proximity Within Critical Drainage Area Local Road Network School capacity Biodiversity Eategory 1: Category 2: Category 2: Constraints Constraints Constraints Constraints Constraints Constraints Constraints Constraints Constraints Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Corridor Would the development of the site? Wildlife Corridor Would the development of the connectivity of habitats? Ves	e in a Settlement	Is the site in the Green Belt?
pact rsity / SSSI proximity Critical Drainage Area toad Network capacity Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Local Nature Reserve (LNR) Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Adverse impact on Local Total Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Adverse impact on Local Feodiversity Site (LGS) Adverse impact on Local Feodiversity Site (LGS) Adverse impact on Local Vildlife Site (LWS)	nent YES NO	n Belt? YES
	S	S
1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics o historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. Forms part of a wildlife corridor, with evid body present/priority habitats on site. Indeed with the process in the proposed with the process in a manner which would be contrary to assisting the regeneration of the urban area. Medium Impact on mitigation required Medium Impact on mitigation required	Would development on this site impact upon the five purposes of the Green Belt?	Brownfield % Urban?
1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Preservent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shriepe Row with Washington, Cheater-le-Street and Bournmoon? 5. Assist in the regeneration of the urban area? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Bed sites for development then hits will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. Zero/Low Impact - no mitigation mitigation required Medium Impact - Significant mitigation required Medium Impact - Significant mitigation required	nt on this site imp	0 Gree
the built-up area? om further om with Tyneside, g and Seaham, and Washington, or? ate characteristics of the urban area? that if there is a ss for development ough the Local Plan ild be contrary to e urban area. Medium Impact - mitigation required Hig required Hig rec	act upon	nfield %
ar?	<u> </u>	100 Open countryside?

Category 1: Health & Significant COMAH De Constraints Inner Zone Electricity I Category 2: HSE COMA Landfill site	Site Predominantly Flat Topography Gentle Slope Undulating Steep Slope	Constraints Constraints Constraints Vulnerability) Surface Wate within 1 in 30 Surface Wate within 1 in 10 Surface Wate within 1 in 10 Critical Draina Source Protee		Category 2: Grade II Li Constraints Conservat Archaeolo potential)	Historic Environment and Culture Category 1: Significant Constraints World Heritage Site & Settin candidate) Grade I/Grade II*Listed Building/Structure
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining)	Predominantly Flat Gentle Slope Undulating Steep Slope Steep Slope	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	ronment and Culture Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Zero/Low Impact - no or minimal mitigation mitigation required	No significant issues identified.	or minimal mitigation mitigation requirer	rai LC	Zero/Low Impact - no or minimal mitigation mitigation required	Does the site have any historical or archaeological significance?
t - High Impact – significant mitigation required		required This impact — significant mitigation required	ludes 1:30 incidence surface	High Impact – ired significant mitigation required	gical significance?
Site suitable fo significant issu	Suitability and Deliverabi What is considered suitable on the How many homes could be provid How many jobs could the site prov Site Appraisal Conclusion	Local facilities in F	Infrastructure and S Is there road capacity for si Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pur community opportunities?	Natural green Allotment Public Right (cycleway/ foot Green Infras: Is the proposed development site designated as open space or playi fields?	Green Infrastructure Category 1: Historic Significant Constraints Village I Cemete Category 2: Public O Constraints Area
Site suitable for residential development if significant issues can be overcome.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Local facilities in Fence Houses / Dubmire.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? Natural greenspace Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor greenspace	Historic Park or Garden (EH LIST) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
	30dpha	or i req	or etwork,		
Site is considered suitable for development		zero/ Low Impact - no or minimal mitigation required	Access from Black Boy Road with junction improvements to Front Street junction. The Newbottle, Dubmire and Houghton area is subject to cumulat housing development pressure which equates to a new two-form entry school.	Zero/Low Impact - no or minimal mitigation required	Forms natural greenspace.
Site is considered potentially suitable for development		medium impact - mitigation required	oad with junction im and Houghton area essure which equate	Medium Impact - mitigation required	ř
Site is not considered suitable for development		rign impact – significant mitigation required	Access from Black Boy Road with junction improvements to Front Street junction. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	High Impact – significant mitigation required	



Historic Env Category 1: Significant Constraints	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints	Does the site have any historical or archaeological significance?		Green Infrastructure Category 1: Historic Park or Garden (EH List) Significant Constraints Village Green
	World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard
	Grade I/Grade II*Listed Building/Structure		Cat Cor	Category 2: Public Open Space/Playing Field/Play Constraints Area
Category 2:	Grade II Listed Building/Structure			Natural greenspace
	Conservation Area			Allotment
	Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation mitigation required	High Impact – significant mitigation required	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor
		< < < < < < < < < < < < < < < < < < <		Is the proposed development site designated as open space or playing fields?
Flooding			Inf	Infrastructure and Services
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Lies within a Critical Drainage Area and Source Protection Zone, and includes 1:30 incidence surface water flooding. High incidence	and	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?
	Flood Risk Zone 3A (High Vulnerability)		Is the site with locar community of the site with locar community of the site	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	or minimal mitigation mitigation required ✓ required	High Impact – significant mitigation required	Limited accessibility to local facilities.
	Surface Water Flooding – % of land within 1 in 30 incidence (high)	10%		
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	15%	<u> </u>	
	Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	15%	,	
	Source Protection Zone	<		
Ground Cor	Ground Conditions & Contamination Site Predominantly Flat	✓ No significant issues identified.	Sui	Suitability and Deliverability What is considered suitable on the site?
Topography			Ноу	How many homes could be provided?
	Gentle Slope Undulating		Hov	How many jobs could the site provide for?
	Steep Slope		Sit	Site Appraisal Conclusion
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	Zero/Low Impact - no	High Impact – No:	Not considered suitable for residential development, due to significant access, hydrology and biodiversity
	Electricity Pylon (+ 10m buffer zone)	required	required cor	concerns.
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal	< < < < < < < < < < < < < < < < < < <		
	mining) Minerals Safeguarded Area			
	buffer zone)			

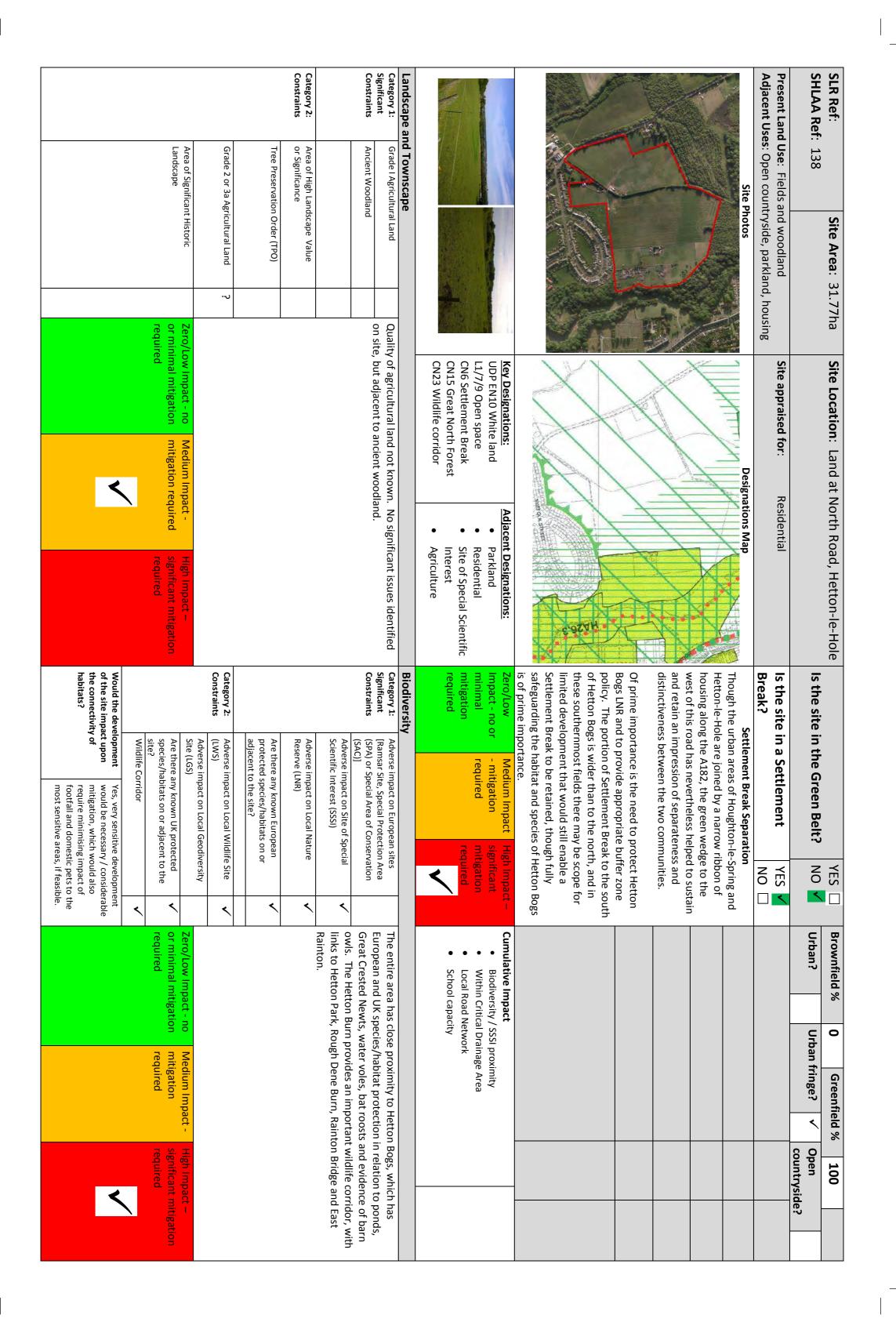


buffer zone if not designated) leid Ancient Wonument before zone if not designated) leiritage Site & Setting (+ te) leritage Site & Setting (+ leritage Site & Setting	Historic Environment and Culture			rastr	cture		
World Heritage Site & Setting (+ candidate) Grade /Grade i* Listed Building/Structure Grade /Grade i* Listed Building/Structure	Som buffer zone if not designated)	Impact on local archaeological designations.	llicalice:	Significant Constraints	Village Green	greenspace and a Public Right of Way.	and a Public Right of Way.
Grade I/Grade II*Listed Building/Structure Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & Valuerability) Flood Risk Zone 3A (High Vulnerability) Flood Risk Zone 2(Medium Vulnerability) Surface Water Flooding -% of land within 1 in 100 incidence (high) Surface Water Flooding -% of land within 1 in 1000 incidence (medium) Surface Water Flooding -% of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Undulating Steep Slope Undulating Steep Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Electricity Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Electricity Electricity Auguraries and coal mining	orld Heritage Site & Setting (+ Indidate)			0	Cemetery / Churchyard		
Conservation Area Conservation Area Archaeological Site (Known & Archaeological Site (Known & Archaeological Site (Known & Potential) Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 2(Medium Vulnerability) Surface Water Flooding -% of land within 1 in 30 incidence (high) Surface Water Flooding -% of land within 1 in 100 incidence (medium) Surface Water Flooding -% of land within 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone Conditions & Contamination Predominantly Flat Predominantly Flat V Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Electricity Elegacy (quarries and coal mining)	rade I/Grade II*Listed .ilding/Structure			Category 2: P Constraints A	Public Open Space/Playing Field/Play Area		
Conservation Area Archaeological Site (Known & Plood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 2(Medium Vulnerability) Flood Risk Zone 2(Medium Within 1 in 100 incidence (high) Surface Water Flooding — % of land within 1 in 1000 incidence (medium) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Conditions & Contamination Predominantly Flat Predominantly Flat Predominantly Flat Flood Risk Zone 2(Medium Sourface Water Flooding — % of land within 1 in 1000 incidence (high) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Fredominantly Flat Predominantly Flat Flood Risk Zone 3B (Functional Switch States) Surface Water Flooding — % of land within 1 in 1000 incidence (high) Surface Water Flooding — % of land Switch States (high) Surface W	rade II Listed Building/Structure			z	Natural greenspace	<u> </u>	
Archaeological Site (Known & potential) Richaeological Site (Known & potential) Flood Risk Zone 3B (Functional Flood Risk Zone 3B (Functional Flood Risk Zone 2(Medium Vulnerability) Surface Water Flooding — % of land within 1 in 1000 incidence (medium) Surface Water Flooding — % of land within 1 in 1000 incidence (medium) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Conditions & Contamination Fredominantly Flat Predominantly Flat V Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Electricity Egacy (quarries and coal mining)	onservation Area				Allotment		
Archaeological Site (Known & potential) Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability) Flood Risk Zone 2(Medium Vulnerability) Surface Water Flooding — % of land within 1 in 30 incidence (high) Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 2 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 inciden							
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Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability) Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding - % of land within 1 in 30 incidence (high) Surface Water Flooding - % of land within 1 in 100 incidence (medium) Surface Water Flooding - % of land within 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone Fredominantly Flat Predominantly Flat Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Electricity Scontaminated land Minerals Legacy (quarries and coal				Is the proposed development site designated as open space or playing fields?	lopment site No. pace or playing	-	<
Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 2 (Medium Vulnerability) Flood Risk Zone 2 (Medium Vulnerability) Groundwater Flooding — % of land within 1 in 30 incidence (high) Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 1000 incidence (medium) Critical Drainage Area Source Protection Zone Conditions & Contamination Predominantly Flat Predominantly Flat Health & Safety Executive (HSE) COMMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal				Infrastructure and Services	nd Services		
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Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding — % of land within 1 in 30 incidence (high) Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mininer) Minerals Legacy (quarries and coal mininer) A required Or minimal mitigation required	ood Risk Zone 3A (High ulnerability)			Is there education/commusite requirements? What is the broad accessib local shopping services, pul community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		
Groundwater Flooding Surface Water Flooding — % of land within 1 in 30 incidence (high) Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 1000 incidence (medium) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal HSE COMAH Contaminated land Minerals Legacy (quarries and coal	ood Risk Zone 2(Medium	Medium Impact -	High Impact –	Limited accessibility.			Medium Impact -
Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Predominantly Flat Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining)	roundwater Flooding	required mitigation mitigation required	significant mitigation required			or minimal mitigation required	mitigation required
Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Fredominantly Flat Predominantly Flat Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal minine)	<pre>urface Water Flooding - % of land ithin 1 in 30 incidence (high)</pre>	5%					
Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Fredominantly Flat Predominantly Flat Fleath & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining)	<pre>irface Water Flooding - % of land ithin 1 in 100 incidence (medium)</pre>	5%					
Critical Drainage Area Source Protection Zone Conditions & Contamination Predominantly Flat Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal	urface Water Flooding – % of land	5%	*				<
Source Protection Zone Conditions & Contamination Predominantly Flat Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal	ritical Drainage Area	<					
Predominantly Flat One of the slope	ວurce Protection Zone	<					
Predominantly Flat Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal	tions & Contamination			Suitability and Deliverability	Deliverability		
Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining)	edominantly Flat	✓ No significant issues identified.		What is considered suitable on the site? How many homes could be provided?	uld be provided? 58 22dpha	a	
Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal				How many jobs could the site provide for?	for?		
Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining)	entle Slope			Site Appraisal Conclusion	onclusion		
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining)	entle Slope ndulating			one Applaisal C			
COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining)	entle Slope ndulating teep Slope	Medium Impact -	High Impact –	Not considered su	Not considered suitable for residential development	Site is considered	Site is considered
Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining)	ealth & Safety Executive (HSE)	mitigation required	significant mitigation	due to hydrology	ייייי ביין וויין אוייידיין.		potentially
	entle Slope ndulating reep Slope ealth & Safety Executive (HSE) OMAH Development Proximity or one		required	concerns.	due to hydrology, accessibility and biodiversity	development	suitable for
	entle Slope ndulating eep Slope ealth & Safety Executive (HSE) DMAH Development Proximity or Iner Zone ectricity Pylon (+ 10m buffer zone)				, accessibility and biodiversity		developme
	eep Slope eep Slope ealth & Safety Executive (HSE) DMAH Development Proximity or ner Zone ectricity Pylon (+ 10m buffer zone) SE COMAH Middle or Outer Zone SE COMAH Middle or Outer Zone				, accessibility and biodiversity		developme
Minerals Safeguarded Area	eep Slope eep Slope ealth & Safety Executive (HSE) DMAH Development Proximity or ner Zone ectricity Pylon (+ 10m buffer zone) SE COMAH Middle or Outer Zone andfill sites, Contaminated land finerals Legacy (quarries and coal				, accessibility and biodiversity		development
High Voltage electricity line(+10m buffer zone)	Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area				, accessibility and biodiversity		developmer

				Category 2: Constraints		Significant Constraints	Landscape a									Present Land Use: Adjacent Uses: Em	SHLAA Ret:	SLR Ref:
	Landscape	Area of Significant Historic	S S	Area of High Landscape or Significance		Ancient Woodland	and Townscape	1					134		Site Photos		i: 134	
		Agricultural Lariu Cant Historic	Order (TPO)	cape Value											otos	Amenity greenspace ployment land, cricket, housing		Site Area: 0.78ha
<	or minimal mitigation required	Zero/l ow Impact -				NO SIGNIFICATION			UDP H	5							Hett	
		3				INO SIBIIIIICAIIL ISSUES IUCITIIIEU.			Ney Designations: UDP HA4.10 Housing		The state of the s	Y	TAME		and the second	Site appraised for:	Hetton Lyons	• •
	mitigation required	Medium Impact -				:		_	Adjace			1	785) [Designations Map	Residential		Former football
	significant mitigation required	High Impact							 Adjacent Designations: Employment land Residential Pasture Cricket field 			/ 			íap	tial		tball pitch, Colliery Lane,
sitv co	nitigation		,			Co Sis Si	G B		nd 							ls Bı		
Would the development of the site impact upon the connectivity of habitats?	S: S A	Constraints (L		R A	S A	Significant [F Constraints (S		•	 Within Critic 	<u>.</u>						Is the site in Break?	the site in	• •
nment of the Yes	Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	(LWS) Adverse impact on Local Geodiversity Site (LGS)	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	(SPA) or Special Area of Conservation (SAC)	dverse impact on Firenean		Within Critical Drainage Area							a Settlement	Is the site in the Green Belt?	
	ected vertected vertected vertected	diversity		ure	ecial	ion Area ervation	sites									YES	Z 0	
<	or minimal required	Zero/Low In	<u>` </u>			on Local Wildlife Site.	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5			process in a magassisting the re	Note: This asse need to allocat then his will be	4. Preserve the special historic settlements? 5. Assist in the regenue	3. Prevent mer Washington, H the merging of Chester-le-Stre	2. Safeguard the encroachment	1. Check unres	Would develo	Urban?	Brownfield %
		mnact -				on Local Wildlife Site.	2	_		process in a manner which would be contrar assisting the regeneration of the urban area.	essment assumes e Green Belt site	e special & separanents?	ging of Sunderla oughton-le-Sprir Shiney Row with et and Bournmo	2. Safeguard the countryside from further encroachment?	tricted sprawl of	Would development on this site impthe five purposes of the Green Belt?	√ Urb:	0
	mitigation required	Medium Impact -								process in a manner which would be contrary to assisting the regeneration of the urban area.	Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan	e special & separate characteristics of ments? regeneration of the urban area?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	om further	 Check unrestricted sprawl of the built-up area? 	Would development on this site impact upon the five purposes of the Green Belt?	Urban fringe?	Greenfield %
		High Impact				III cased Federational IIII pace	5000									Impact	Open countryside?	% 100
	itigation					pacc	5									No impact	. ن	

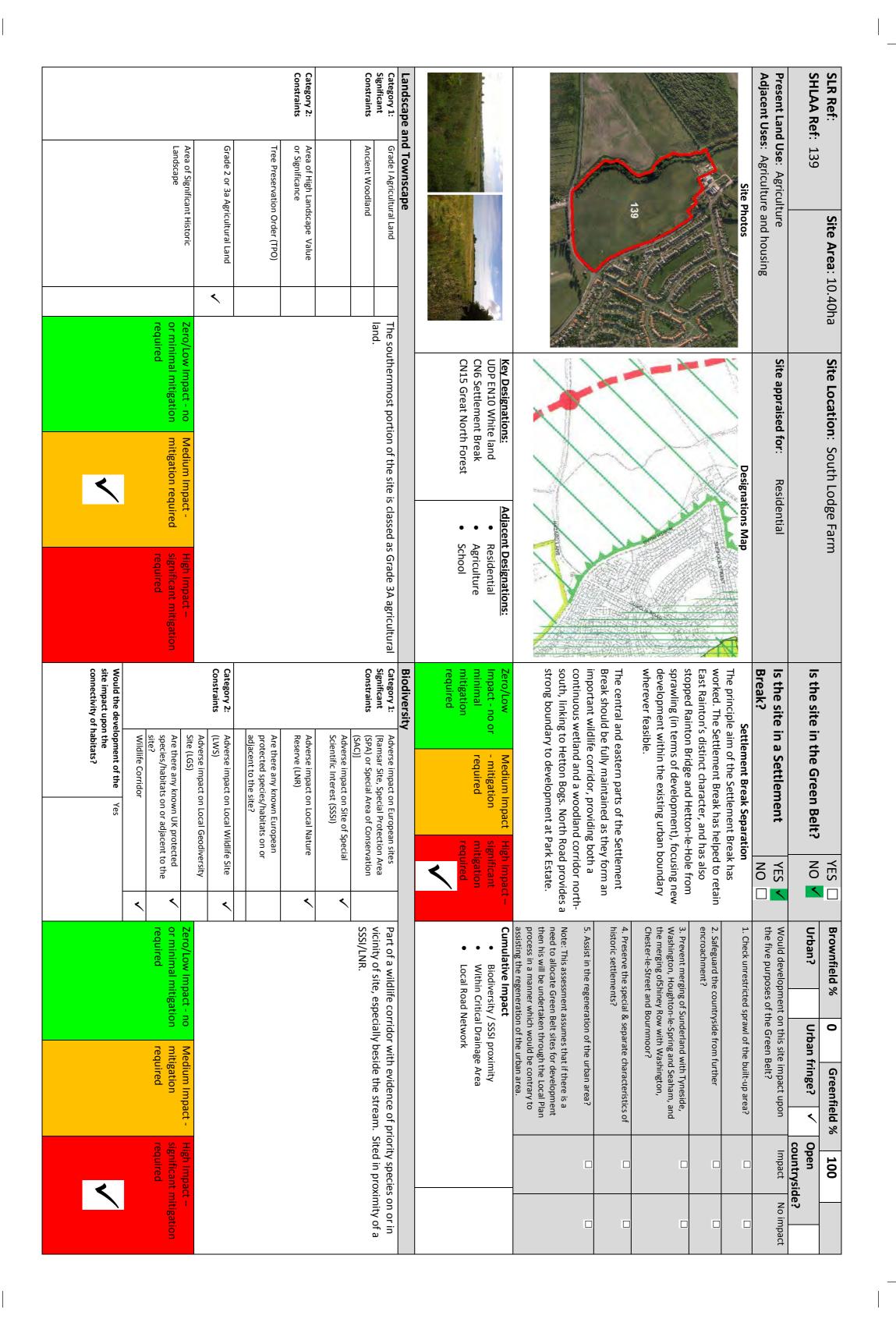
Category 1: Significant Constraints Category 2: Constraints	Site Topography	Ground C	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Category 1: Significant Constraints	Historic E
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone)	Predominantly Flat Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure	Historic Environment and Culture
zero/Low Impact - no or minimal mitigation mitigation required required To required To mitigation mitigation required required required required required required required required required	No significant issues identified.		Zero/Low Impact - no or minimal mitigation mitigation required required v required <-5% -5% -5% -5% -5% -5% -5% -5	Lies within a Critical Drainage Area and Source Protection Zone. incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required required	Does the site have any historical or archaeological significance?	
High Impact — Potentially suitable for residential development. significant mitigation required	What is considered suitable on the site? Residential How many homes could be provided? 20 28dpha How many jobs could the site provide for? Site Appraisal Conclusion		act – nt mitigation	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Allotment Public Right of Way (cycleway/ footpath/bridleway) Is the proposed development site designated as open space or playing fields?	Category 1: Significant Constraints Cemetery / Churchyard Category 2: Constraints Category 2: Category 2: Category 3: Category 4: Category 5: Category 6: Category 6: Category 6: Category 7: Category 8: Category 9: Categ	Green Infrastructure
Site is considered suitable for development development Site is considered potentially suitable for development	ià di		Zero/Low Impact - no or minimal mitigation required Medium Impact - significant mitigation required required	Access issues from Colliery Lane subject to land ownership issues being resolved	Zero/Low Impact - no or minimal mitigation required Medium Impact - Significant mitigation required required required	Existing amenity greenspace, scope to create green infrastructure link north-south.	

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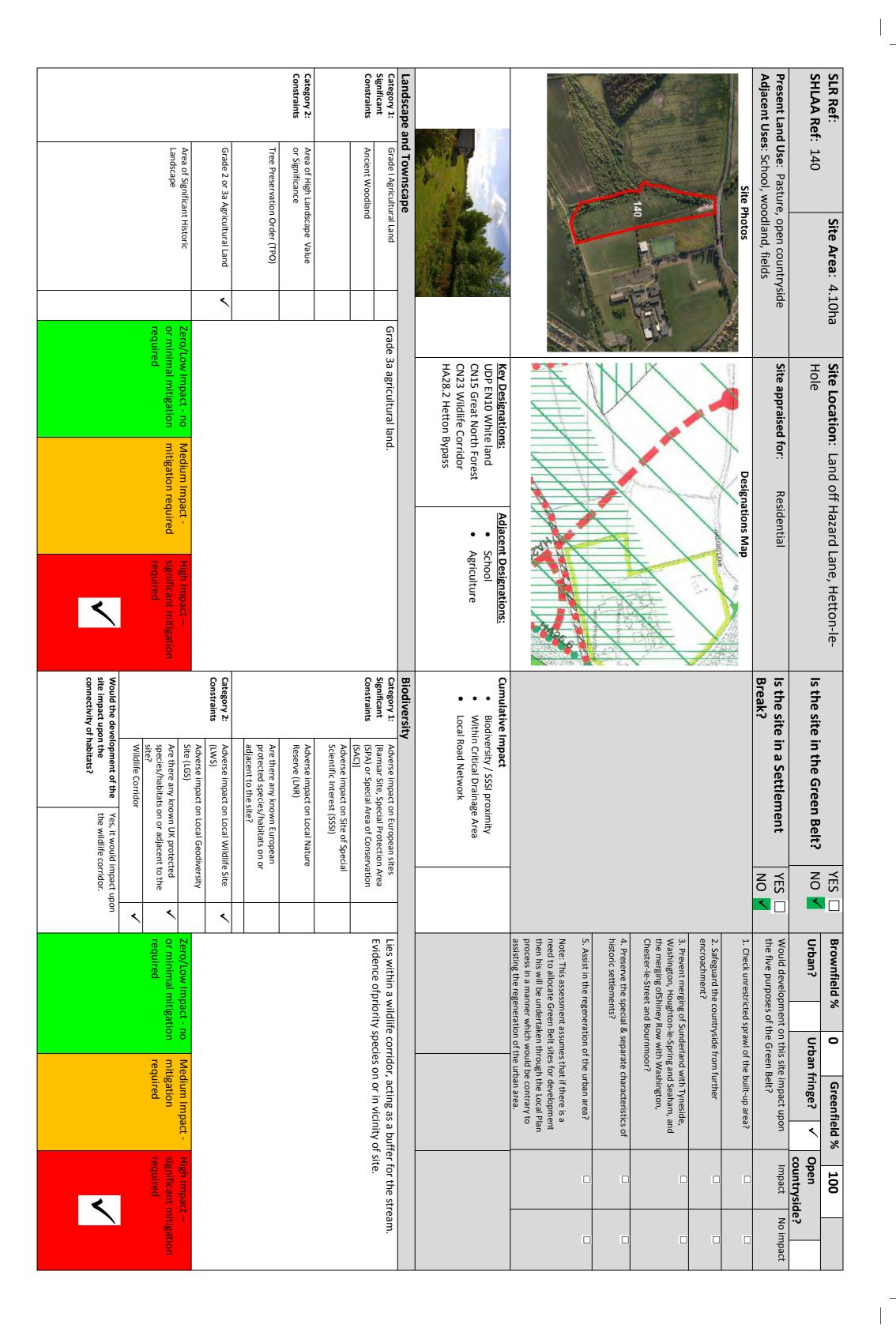


Historic En	Historic Environment and Culture			Green Infrastructure	ıcture				
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? Local archaeological significance.	nificance?	Category 1: Significant Constraints	Historic Park or Garden (Eн list) Village Green		The site would have a considerable impact on the Green Infrastructure corridor and on natural greenspace.	nsiderable impact on nd on natural greens	1 the Green pace.
	World Heritage Site & Setting (+ candidate)				Cemetery / Churchyard				
	Grade I/Grade II*Listed Building/Structure			Category 2: Constraints	Public Open Space/Playing Field/Play Area	₹			
Category 2: Constraints	Grade II Listed Building/Structure				Natural greenspace	<			
	Conservation Area				Allotment				
	Archaeological Site (Known & potential)	Zero/Low Impact - no Medium Impact - Pero/Low Impact - no Medium Impact - Pero/Low I	High Impact — significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	 	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
		<		Is the proposed development site designated as open space or playing fields?	elopment site space or playing			<	
Flooding				Infrastructure and Services	and Services				
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The whole site falls within a Critical Drainage Area, and is subject in places to 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.	, and is subject in Medium incidence	Is there road capacit Is there water and so requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?		Access issues with a need for infrastructure provision. The Hetton Downs and North Road area places furthe	d for infrastructure p lorth Road area place	es with a need for infrastructure provision. Downs and North Road area places further pressure on
	Flood Risk Zone 3A (High Vulnerability)	0		Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	or network,		he north and the Het	tton area.
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - Personal mitigation or mitigation required requ	High Impact – significant mitigation required	Limited accessibility	Limited accessibility to local facilities (Hetton town centre).	re).	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		<						<
Ground Cor	Ground Conditions & Contamination	11		Suitability and Deliverability		÷ -			
Topography	Predominantly Flat	The site lies within a Coal Referral Area.		How many homes could be provided?	ould be provided? 200 14d	14dpha			
	Gentle Slope Undulating			How many jobs coul	How many jobs could the site provide for? Site Appraisal Conclusion				
	Steep Slope			Site Appraisal Conclusion	Conclusion				
Catogory 1:	Steep slope			Outline emiliant	on for modeling and 4 th	<u> </u>	C:+)	Cito in possible and	
Category 1:	Health & Safety Executive (HSE)	Medium Impact -	High Impact –	Outline applicati	on for residential in 2014, the	ough	Site is considered	Site is considered	Site is not considered
Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	or minimal mitigation Mitigation required s	significant mitigation	Outline applicati significant issues	Outline application for residential in 2014, though significant issues will need to be resolved.	ough	Site is considered suitable for	Site is considered potentially	Site is not considered suitable for
COIISCIAIIIG	Electricity Pylon (+ 10m buffer zone)	required	required	Application was	Application was delayed due to S106 issues.		development	suitable for development	development
Category 2:	HSE COMAH Middle or Outer Zone								
Constraints		<					<		
	mining)								
	High Voltage electricity line(+10m								
	buffer zone)								

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Historic Env	Historic Environment and Culture			structure		
Significant Constraints	(+ 50m buffer zone if not designated)	No.	Significant	Village Green	Limestone Escarpment.	the open countr
	World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard		
	Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area		
Category 2: Constraints	Grade II Listed Building/Structure			Natural greenspace		
	Conservation Area			Allotment		
	Archaeological Site (Known & potential)	Zero/Low Impact - no	High Impact – significant mitigation required	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
				_		iedalied
Flooding	_		Infrastructu	Infrastructure and Services		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The western boundary of the site is a flood zone (including 1:30 incidence surface water flooding), and the area as a whole falls within a Critical Drainage Area. Medium incidence potential of groundwater.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	There are access issues and would require funding from the developer.	and would requ
	Flood Risk Zone 3A (High Vulnerability)	flooding.		Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network,		
			local shopping services, pu community opportunities?	local shopping services, public transport, education and community opportunities?		
Category 2: Constraints	Flood Risk Zone 2(Medium 🗸 🗸	Medium Impact -		Limited accessibility to local facilities (Hetton town centre).	Zero/Low Impact - no	mitigation Medium Impact -
	Groundwater Flooding 🗸		required		required	required
	Surface Water Flooding – % of land <5% within 1 in 30 incidence (high)					
	Surface Water Flooding – % of land					`\
	Surface Water Flooding – % of land <5%		<			<
	Critical Drainage Area					
	Source Protection Zone					
Ground Cor	Ground Conditions & Contamination		Suitability a	Suitability and Deliverability		
Site Topography	Predominantly Flat	Gradient issues identified with the site.	What is considerable How many hom	What is considered suitable on the site? How many homes could be provided? 156 20dpha		
	Gentle Slope		How many jobs	How many jobs could the site provide for?		
			Site Apprais	Site Appraisal Conclusion		
	Steep Slope		7			
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	v Impact - no Medium Impact - mitigation mitigation required	- itigation	Not considered suitable for residential development due to impact on Settlement Break and open	Site is considered suitable for	Site is considered potentially
	Electricity Pylon (+ 10m buffer zone)	required		countryside, as well as access, hydrology and biodiversity concerns.	development	suitable for development
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites. Contaminated land					
	Minerals Legacy (quarries and coal mining)					
	Minerals Safeguarded Area High Voltage electricity line(+10m					
	buffer zone)					

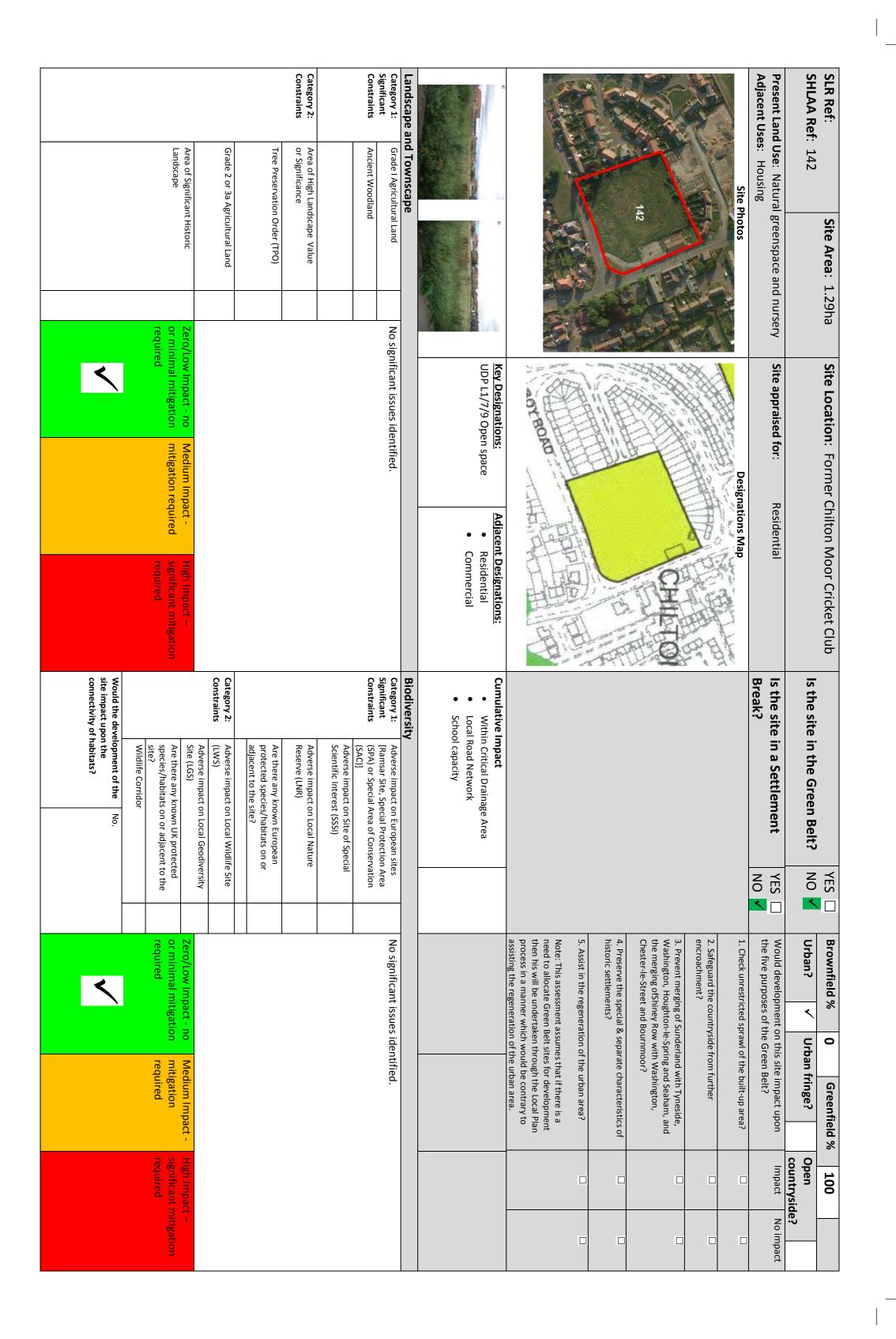


Historic Env Category 1: Significant Constraints	Historic Environment and Culture Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints	Does the site have any historical or archaeological significance?	Green Infrastructure Category 1: Historic Park or Garden (EH List) Significant Village Green	1 (EH List)
	World Heritage Site & Setting (+ candidate)		Ceme	Cemetery / Churchyard
	Grade I/Grade II*Listed Building/Structure		Category 2: Pu	Public Open Space/Playing Field/Play Area
Category 2:	Grade II Listed Building/Structure			Natural greenspace
	Conservation Area			Allotment
	Archaeological Site (Known & potential)	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required required required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor
			Is the proposed development site designated as open space or playi fields?	Is the proposed development site Yes, as natural designated as open space or playing greenspace.
Flooding			Infrastructui	Infrastructure and Services
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The northwest corner of the site falls within a functional floodplain, and 1:30 incidence surface water flooding lies alongside the small stream that continues along the site's western edge. The site lies within a	Is there road cap Is there water an requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?
	Flood Risk Zone 3A (High Vulnerability)	Critical Drainage Area. Medium incidence potential of groundwater flooding.	Is there education/commusite requirements? What is the broad accessib local shopping services, pulcommunity opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required required required	Limited accessibility	Limited accessibility to local facilities (Hetton town centre).
	Surface Water Flooding – % of land within 1 in 30 incidence (high) <5%			
	Surface Water Flooding – % of land within 1 in 100 incidence (medium) <5%			
	Surface Water Flooding – % of land within 1 in 1000 incidence (less) <5%			
	Clitical Draffage Area Course Protection Zone			
Ground Cor	Ground Conditions & Contamination		Suitability ar	Suitability and Deliverability
Site Topography	Predominantly Flat	No significant issues identified.	What is consid	What is considered suitable on the site?
	Gentle Slope		How many jo	How many jobs could the site provide for?
	Undulating Steen Stone		Site Appr	Site Appraisal Conclusion
Category 1:	Health & Safety Executive (HSE)	Zero/Low Impact - Medium Impact - High Impact -	Not consid	Not considered suitable for residential development
Significant Constraints	COMAH Development Proximity or Inner Zone	al mitigation mitigation required	due to acc	due to access/ impact on open countryside,
	Electricity Pylon (+ 10m buffer zone)	required	hydrology, biodiver road access issues.	hydrology, biodiversity, agricultural land quality and road access issues.
Category 2:	HSE COMAH Middle or Outer Zone			
Constraints	Minerals Legacy (quarries and coal			
	Minerals Safeguarded Area			
	buffer zone)			

		Category 2: Constraints	Category 1: Significant Constraints				Present Land Adjacent Us	SLR Ref: SHLAA Ref:
Area of Significant Historic Landscape	Grade 2 or 3a Ag	Area of High Landscape Value or Significance	Grade Agricultural Land Ancient Woodland	nd Townscape			Present Land Use: Allotments Adjacent Uses: Housing, natural Site Photos	f: 141
nt Historic	Agricultural Land	idscape Value	ural Land			4	ents natural greenspace Photos	Site Area: 0.65ha
Zero/Low Impact - no or minimal mitigation required			No significant issues identified.	Wey Designations: UDP EN10 White land L1/7/9 Open space			Site appraised for:	Site Location: Land to eas
Medium Impact - mitigation required			ntified.	and <u>A</u>			for: Residential Designations Map	: Land to east of Ly
High Impact – significant mitigation required				 Idjacent Designations: Residential Pasture 			S <u>=</u>	t of Lyons Avenue
Adverse impact site (LGS) Are there any species/habita site? Would the development of the site impact upon the connectivity of habitats?	Category 2: Constraints		Category 1: Significant Constraints	Cumulative Impact • Within Critics Bindiversity			Is the site Break?	Is the site
Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor Wildlife Corridor The Yes. abitats?	protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS)	Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR)	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special	tive Impact Within Critical Drainage Area			in a Settlement	Is the site in the Green Belt?
tto the	or e Site		tes n Area vation				NO YES	YES 🗆
Zero/Low Impact - no or minimal mitigation required			Lies within a wildlife corrido owls on or in vicinity of site.		4. Preserve the special & separate characteristics chistoric settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	Would development on this site impact upor the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area?	< %
Medium Impact - mitigation required			a wildlife corridor, with evidence of water voles and barn in vicinity of site. Potential recreational impact on LWS.		e special & separate characteristics of ments? e regeneration of the urban area? essment assumes that if there is a sessment assumes that if there is a see Green Belt sites for development to undertaken through the Local Plan nanner which would be contrary to egeneration of the urban area.	ide from further Iderland with Tyneside, -Spring and Seaham, and I with Washington, Irnmoor?	lopment on this site impact upon soses of the Green Belt?	O Greenfield % Urban fringe?
High Impact – significant mitigation required			of water voles ational impact (Impact	6 100 Open countryside?
itigation			and barn on LWS.				No impact	?

Conservation Area Conservation Area Archaeological Site (Known & potential) Flood Risk Zone 3B (Functional floodplain) Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Historic Env Category 1: Significant Constraints Category 2:	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure Category 2: Grade II Listed Building/Structure	Does the site have any historical or archaeological significance?	logical	logical significance?		Green Infrastra Category 1: Significant Constraints Category 2: Constraints
Flood Risk Zone 38 (Functional Flooding - % of land within 1 in 30 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Conditions & Contamination Conditions & Contamination Predominantly Flat Source Protection Zone Undulating Steep Slope Steep Slope Steep Slope Steep Slope Undulating Steep Slope Undulating Steep Slope Undulating Steep Slope Undulating Steep Slope Steep Slope Steep Slope Undulating Slope Undulating Steep Slope Undulating Sl	Category 2: Constraints	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation mitigation required	High Imp significar required	High Impact – significant mitigation required	act – it mitigation	act – it mitigation
Flood Risk Zone 38 (Functional Flooding) Flood Risk Zone 2 (Medium Vulnerability) Flood Risk Zone 2 (Medium Vulnerability) Flood Risk Zone 2 (Medium Vulnerability) Vulnerability) Flood Risk Zone 2 (Medium Vulnerability) Flood Risk Zone 2 (Medium Vulnerability) Vulnerability) Flood Risk Zone 2 (Medium Vulnerability) Flood Risk Zone 2 (Medium Vulnerability) Vulnerability) Flood Risk Zone 2 (Medium Vulnerability) Flood Risk Zone 2 (Medium Vulnerability) Vulnerability) Flood Risk Zone 2 (Medium Vulnerability) Flood Risk Zone 2 (Medium Vulnerability) Flood Risk Zone 3 (High Vulnerability) Vulnerability) Flood Risk Zone 2 (Medium Vulnerability) Flood Risk Zone 2 (Medium Vulnerability) Flood Risk Zone 2 (Medium Vulnerability) Flood Risk Zone 3 (High Vulnerability) Flood Risk Zone 2 (Medium Impact - no very limitinal mitigation required very limitinal mitigation very limitinal mitigation required very limitinal mitigation very limitinal mitigation required very limitinal mitigation required very limitinal mitigation required very limitinal mitigation very limitinal mitigation required very limitinal mitigation very limitinal mitigation required very limitinal mitigation required very limitinal mitigation very limitinal	Flooding		*			designated as oper fields? Infrastructure	designated as open space or playing fields? Infrastructure and Services
Flood Risk Zone 3A (High Vulnerability) Flood Risk Zone 2(Medium Zero/Low Impact - no Universitify) Flood Risk Zone 2(Medium Zero/Low Impact - no Universitify) Surface Water Flooding - % of land within 1 in 30 incidence (high) Surface Water Flooding - % of land within 1 in 300 incidence (flesh) Surface Water Flooding - % of land within 1 in 300 incidence (flesh) Surface Water Flooding - % of land within 1 in 300 incidence (flesh) Surface Water Flooding - % of land within 1 in 300 incidence (flesh) Gritical Drainage Area Source Protection Zone Fredominantly Flat Source Protection Zone Gentle Slope Undustring Steep Slope Undustring Steep Slope Undustring Steep Slope Electricity Pylon (+ 10m buffer zone) PSE COMMAH Middle or Outer Zone HSE COMMAH Middle or Outer Zone High Voltage electricity line(+10m Required Predominantly Flat Wedium Impact - no mitigation mitigation mitigation required Medium Impact - no mitigation mitigation mitigation mitigation required Predominantly Flat Wedium Impact - no mitigation mitigation required Medium Impact - no mitigation mitigation mitigation mitigation required Predominal mitigation mitigation mitigation mitigation required Predominal mitigation mit	Category 1: significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	and So	Protection Zon ing. Medium ir	e, with ncidence	Φ	Ф
## Straints Groundwater Flooding Swithin 1 in 30 incidence (medium) Swithin 1 in 100 incidence (medium		Flood Risk Zone 3A (High Vulnerability)	6.000			site requirements? What is the broad a local shopping servicements?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?
Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Fredominantly Flat Ography Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Hase Cone Electricity Pylon (+ 10m buffer zone) High Yolfage electricity line(+10m Minerals Safeguarded Area	Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no	High Impact – significant mitigation required	igation		Nearest local facilities at Hetton town centre.
Surface Water Flooding —% of land within 1 in 100 incidence (medium) Surface Water Flooding —% of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Fredominantly Flat Gentle Slope Undulating Steep Slope Undulating Steep Slope Health & Safety Executive (HSE) CONAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Electricity Safeguarded Area High Notlage electricity line(+10m Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Notlage electricity line(+10m		Surface Water Flooding – % of land within 1 in 30 incidence (high)	5%				
Authin 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone V Source Protection Zone Fredominantly Flat Ography Gentle Slope Undulating Steep Slope Undulating Steep Slope Electricity Pylon (+ 10m buffer zone) Landfill Sites, Contaminated land Minerals Safeguarded Area High Voltage electricity line(+10m Inner Concerns Safeguarded Area High Voltage electricity line(+10m Inner Concerns Safeguarded Area Intervals		Surface Water Flooding – % of land within 1 in 100 incidence (medium)	10%	<			
Source Protection Zone Jund Conditions & Contamination Predominantly Flat Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Safeguarded Area High Voltage electricity line(+10m High Voltage electricity line(+10m		within 1 in 1000 incidence (less) Critical Drainage Area	10%	ŀ			
predominantly Flat Ography Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m Minerals Safeguarded Area High Voltage electricity line(+10m Minerals Safeguarded Area High Voltage electricity line(+10m		Source Protection Zone	~				
Predominantly Flat Ography Gentle Slope Undulating Steep Slope Undulating Steep Slope COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m No significant issues identified. Zero/Low Impact - no or minimal mitigation mitigation required required Fequired Medium Impact - no mitigation mitigation required required	Ground Con	ditions & Contamination				Suitability and	Suitability and Deliverability
Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Site	Predominantly Flat	\checkmark No significant issues identified.			What is considered	What is considered suitable on the site? Residential
Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m Minerals Safeguarded Area High Voltage electricity line(+10m	Topograpny	Gentle Slope				How many homes of	How many homes could be provided? 25 How many iobs could the site provide for?
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m High Voltage electricity line(+10m		Undulating				Site Appraisal	Site Appraisal Conclusion
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m Medium Impact - no or minimal mitigation mitigation required required required Medium Impact - no mitigation mitigation required		Steep Slope				Site Appraisai	Site Appraisal conclusion
	Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	/ Impact - no al mitigation	High Impact – significant mitigation required	igation		Potentially suitable for residential development.
	Category 2:	HSE COMAH Middle or Outer Zone					
Minerals Safeguarded Area High Voltage electricity line(+10m	Constraints	Landfill sites, Contaminated land Minerals Legacy (quarries and coal	************************************				
h.#c.zoo)		Minerals Safeguarded Area					

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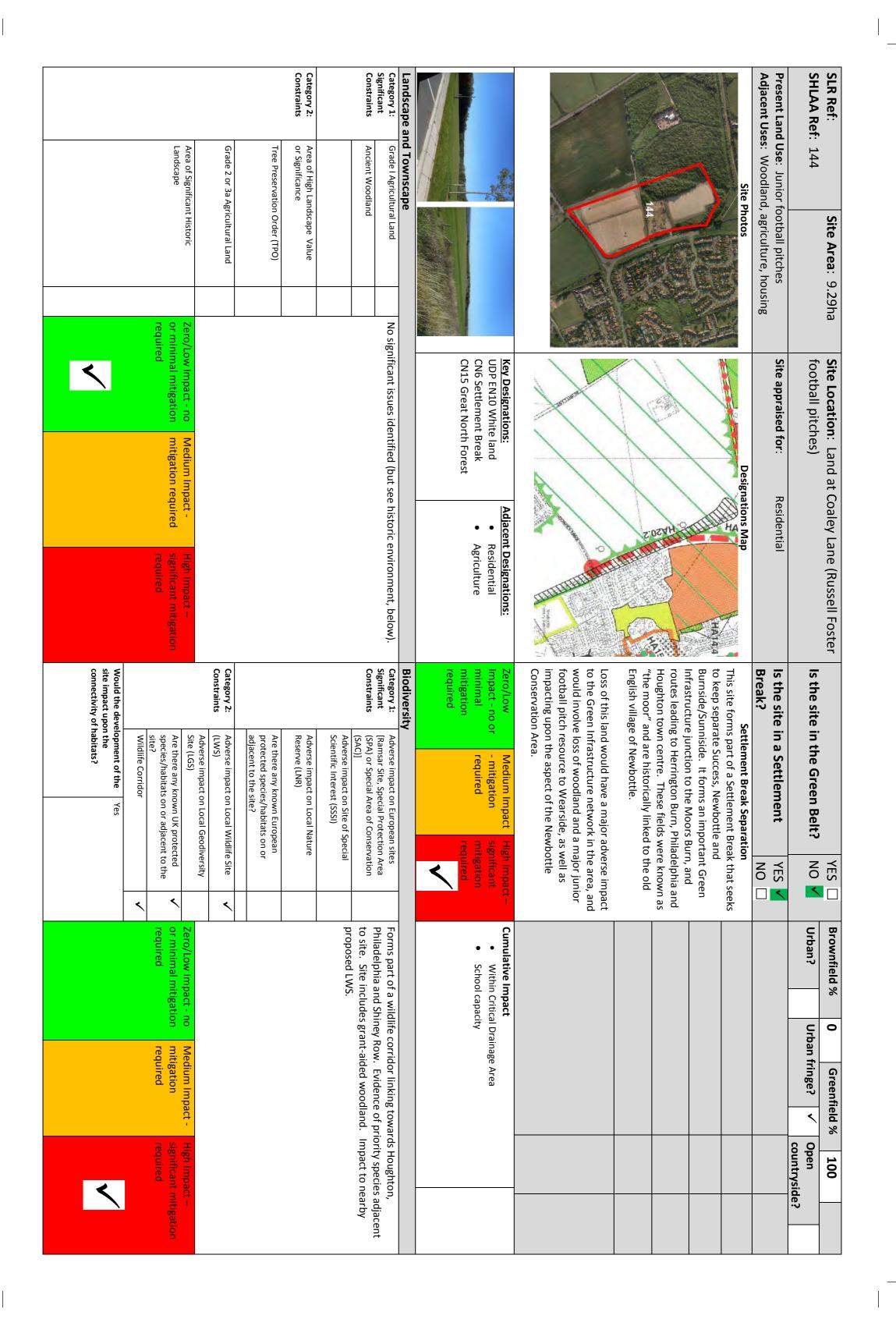


Category 1: He Significant CO Constraints Inr Category 2: HS Constraints Lai Mi	Ste Ste	Topography		Ground Condit	Category 2: Ho Constraints Vu Su wii Su Wii Su Ori		p _c	Category 2: Grands Constraints Co	Gr Bu	Са	Category 1: Sch Significant (+ Constraints	Historic Enviro
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Undulating Steep Slope	Gentle Slone	Predominantly Flat	Ground Conditions & Contamination	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Archaeological Site (Known & potential)	Grade II Listed Building/Structure Conservation Area	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
zero/Low Impact - no or minimal mitigation mitigation required		1	No significant issues identified.		zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required required	Lies within a Critical Drainage Area, and part of site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation mitigation required				Does the site have any historical or archaeological significance? No.	
High Impact – d significant mitigation required					High Impact – significant mitigation required	t of site is affected by 1:30 dence potential of	High Impact – d significant mitigation required				ical significance?	
Site is considered development.	Site Appraisal Conclusion	How many homes	What is considered	Suitability and	Within accessible location.	Infrastructure and Services Is there road capacity for site traffic & Is there water and sewerage capacity requirements? Is there education/community/health site requirements? What is the broad accessibility of the local shopping services, public transpromunity opportunities?	Public Right of (cycleway/ footpat Green Infrastrusthe Broposed development site designated as open space or playing fields?		Category 2: Constraints		Category 1: Significant Constraints	Green Infrastructure
Site is considered suitable for residential development.	Conclusion	How many homes could be provided? 3 How many jobs could the site provide for?	What is considered suitable on the site?	Suitability and Deliverability	ocation.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor velopment site velopment site r space or playing greenspace.	Natural greenspace Allotment	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Historic Park or Garden (EH List) Village Green	ructure
	_	30 26dpha	Residential			acity for road network, in and	or atural	<u> </u>	ld/Play		List)	
Site is considered suitable for development					Zero/Low Impact - no or minimal mitigation required	Access from Black Boy Road, improvements to Front Street junction. The Newbottle, Dubmire and Houghton area is subject to cumulate housing development pressure which equates to a new two-form entry school.	Zero/Low Impact - no or minimal mitigation required		•		Since the Cricket Club closed, the majority of the site remains as natural greenspace.	
Site is considered potentially suitable for development					Medium Impact - mitigation required	oad, improvements : e and Houghton area ressure which equate	Medium Impact - mitigation required				osed, the majority of	
Site is not considered suitable for development					High Impact — significant mitigation required	Access from Black Boy Road, improvements to Front Street junction. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	High Impact – significant mitigation required				f the site remains as	

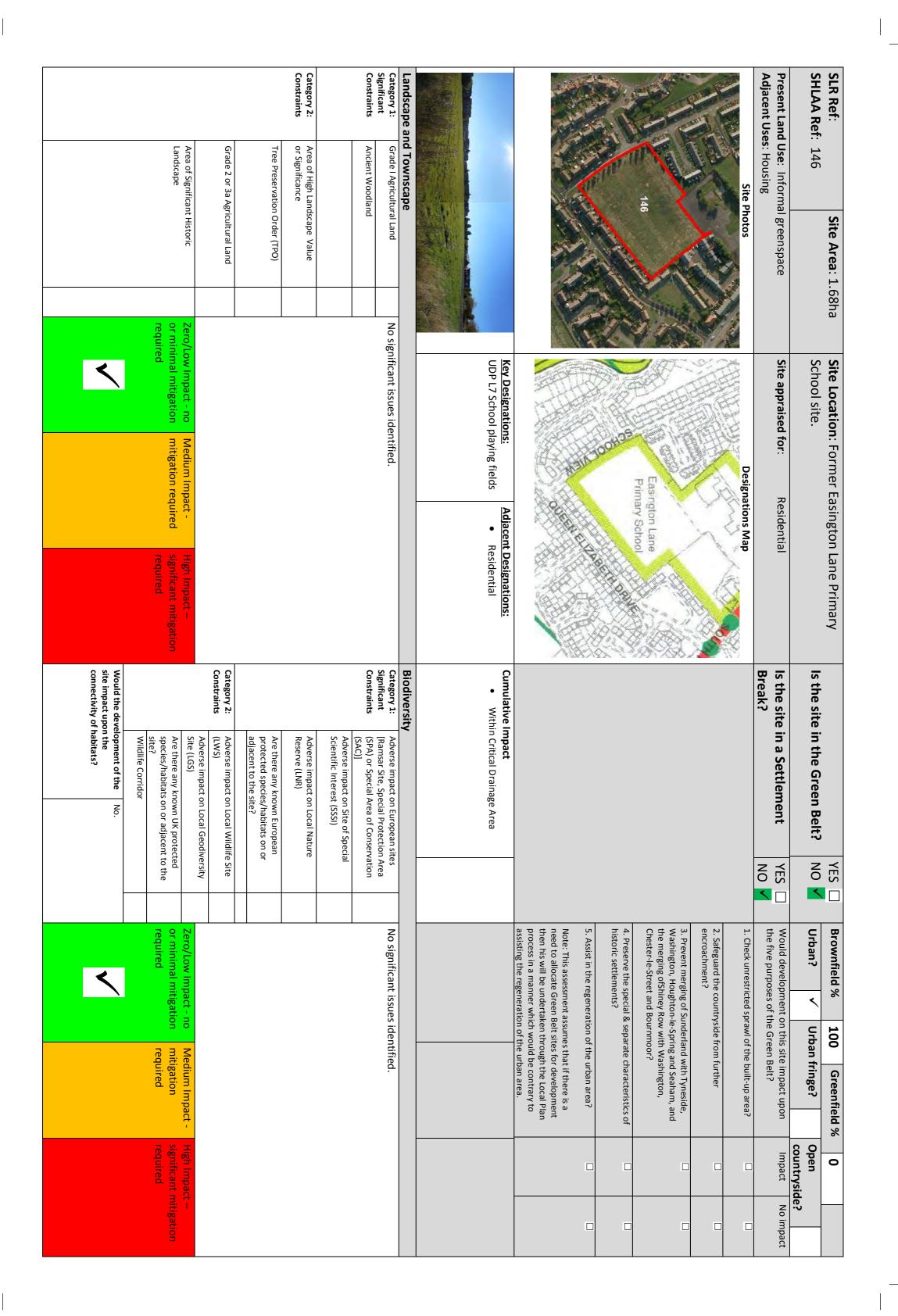
			Category 2: Constraints		Significant Constraints	Landscape a Category 1:							Present Land Use: Adjacent Uses: Em	SLR Ref: SHLAA Ref:
Area of Significant Historic Landscape	Grade 2 or 3a Agr	Tree Preservation Order (TPO)	Area of High Landscape or Significance		Ancient Woodland	Landscape and Townscape Category 1: Grade Agricultural			任	143		Site Photos	Present Land Use: Housing and allotmen Adjacent Uses: Employment and housing	: 143
	Agricultural Land	Order (TPO)	scape Value			Land						otos	Housing and allotments ployment and housing	Site Area: 0.61ha
Zero/Low Impact - no or minimal mitigation required						No significant issues iden	Key Designations: UDP EN10 White land						Site appraised for:	Site Location: Lyons Cotta
Medium Impact - mitigation required						tified	מלו					Designations Map	Re	: Lyons Cottages
High Impact – significant mitigation required							 Idjacent Designations: Employment land Pasture Residential 		The state of the s			Map	sidential	s – land to the rear
Would the development of the site impact upon the connectivity of habitats?	Category 2: Constraints				Significant Constraints	Biodiversity Category 1:	Cumulative Impact Within Critic			With the second		274	Is the site i Break?	Is the site i
Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor lopment of the labitats?	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	Adverse impact on European sites	tive Impact Within Critical Drainage Area						in a Settlement	Is the site in the Green Belt?
nt to the	ife Site	or ·	re l	cial	n Area rvation	ites							YES	YES
Zero/Low Impact - no or minimal mitigation required					ייסאווויץ גס ססומט,	Proximity to ponds		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plaprocess in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special & separate characteristic historic settlements? 5. Assist in the regeneration of the Juhan area?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, ar the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	Would development on this site imp the five purposes of the Green Belt?	Brownfield % Urban?
Medium Impact - m mitigation required					קוסורין טקרסוכט מוומ דיי	nonds priority species and IWS		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	side from further	awl of the built-up area?	lopment on this site impact upon soses of the Green Belt?	100 Greenfield % Urban fringe?
High Impact – significant mitigation required					Š]					Impact N	% 0 Open countryside?
ligation								[No impact	

Category 1: Significant Constraints Category 2: Constraints	Topography	Ground C	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic E Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Zero/Low Impact - no Medium Impact - significant mitigation required required Medium Impact - significant mitigation required required	No significant issues identified.		Zero/Low Impact - no or minimal mitigation required required required	Lies within a Critical Drainage Area and Source Protection Zone. Hi incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required required	Does the site have any historical or archaeological significance? No.
Potentially suitable for residential development.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion			High Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network,	Allotment Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? No.	Category 1: Significant Constraints Category 2: Category 2: Constraints Category 2: Category 2: Constraints Category 2: Constraints
Site is considered suitable for development development The state of			Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required	Access from Lyons Avenue.	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation mitigation required	Allotments to the rear of properties.
d Site is not considered suitable for development			High Impact – significant mitigation required		High Impact – significant mitigation required	

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Historic En	Historic Environment and Culture		G	Green Infrastructure	cture				
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? The fields form the backdrop to the Newbottle Conservation Area (hilltop settlement).		Category 1: High Significant Constraints	Historic Park or Garden (EH List) Village Green		Provides a hub for mini-league football pitches, together with natural greenspace to the north, and a Public Right of Way. Forms an essential part of a Green Infrastructure corridor linking	hub for mini-league football pitches, together with enspace to the north, and a Public Right of Way. Fill part of a Green Infrastructure corridor linking	es, together Right of W
	World Heritage Site & Setting (+ candidate)				Cemetery / Churchyard		Philadelphia and Houghton. Development here would effectively close the link to Houghton.	on. Development he n.	ere would e
	Grade I/Grade II*Listed Building/Structure		0.0	Category 2: F	Public Open Space/Playing Field/Play Area	<			
Category 2: Constraints	Grade II Listed Building/Structure			7	Natural greenspace	<			
	Conservation Area				Allotment				
	Archaeological Site (Known & potential)	Zero/Low Impact - no	High Impact – significant mitigation required	0 2 7	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	< <	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
		<		Is the proposed development site designated as open space or playing fields?	space or playing				
Flooding			T .	Infrastructure and Services	and Services				
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Lies within a Critical Drainage Area and is affected in places by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	y 1:30	Is there road capacit Is there water and se requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?		Access from Staddon Way. The Newbottle, Dubmire and Houghton area is subject to cumulative	y. and Houghton area i	is subject
	Flood Risk Zone 3A (High Vulnerability)		si W lo	Is there education/commusite requirements? What is the broad accessib local shopping services, pulcommunity opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		housing development pressure which equates to a new two-formentry school.	essure which equate	s to a new
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - Hig or minimal mitigation mitigation required required required	High Impact – significant mitigation required	earest local facilitie	Nearest local facilities are in Houghton town centre.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Surface Water Flooding – % of land within 1 in 30 incidence (high) <5%								
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)		<						
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)								
	Critical Drainage Area								
Ground Co	Ground Conditions & Contamination		S	Suitability and Deliverability	Deliverability				
Site	Predominantly Flat	Lies within a Coal Referral Area.	8	/hat is considered s	· ż				
lopograpny			Ŧ	How many homes could be provided?	63	9dpha			
	Gentle Slope Undulating) <u> </u>	ow many jobs could	How many jobs could the site provide for?				
	Steep Slope		•	Site Appraisal Conclusion	onclusion				
Category 1:	Health & Safaty Executive (HSE)	Modium Import		2+ 22 22 22 22 22 22 22 22 22 22 22 22 2	itable for socidential develop	5	C ;;	Cito in possible and	0:+
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	Zero/Low Impact - no Medium Impact - Higher Medium Impact - Higher Signature Signature Signature Medium Impact - Higher Signature Signature	High Impact — N Significant mitigation of d	ot considered s ue to the funda	Not considered suitable for residential development due to the fundamental impact on Settlement Break	ment Break	Site is considered suitable for	Site is considered potentially	Site is not considered suitable for
Constraints	Electricity Pylon (+ 10m buffer zone)		required la	ind, on Green In iss of sports fiel	land, on Green Infrastructure and wildlife corridors, loss of sports fields and hydrology issues.	dors,	development	suitable for development	development
Category 2:	HSE COMAH Middle or Outer Zone								
Constraints	Landfill sites, Contaminated land Minerals Legacy (quarries and coal	<							
	mining)								
	Minerals Safeguarded Area High Voltage electricity line(+10m								
	buffer zone)								



Category 1: Significant Constraints Category 2: Constraints	Site Topography	Ground C	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints		Historic E Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Predominantly Flat Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination	Vulnerability) Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure	Historic Environment and Culture Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated)
Zero/Low Impact - no or minimal mitigation mitigation required required Medium Impact - significar required required required	No significant issues identified.		Zero/Low Impact - no or minimal mitigation mitigation required required required	The site lies within a Critical Drainage Area and Source Protection Zone. Low incidence potential of groundwater flooding.	Zero/Low impact - no or minimal mitigation required required		Does the site have any historical or archaeological significance?
High Impact — Potentially suitable for residential development. significant mitigation required	What is considered suitable on the site? Residential How many homes could be provided? 40 26dpha How many jobs could the site provide for? Site Appraisal Conclusion		act – nt mitigation	Infrastructure and Services rotection Zone. Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for	High Impact — significant mitigation required Is the proposed development site designated as open space or playing fields? Natural greenspace Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor No.		Ce? Category 1: Historic Park or Garden (EH List) Significant Constraints Village Green
Site is considered suitable for development development development			Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation mitigation required	Access should be via the now completed Cotherstone Court	Zero/Low Impact - no or minimal mitigation required required		No significant issues identified.
Site is not considered suitable for development			High Impact – significant mitigation required	erstone Court	High Impact – significant mitigation required		

	Category 1: Significant Constraints Constraints Category 2: Constraints			SHLAA Ref: 149 Present Land Use: Adjacent Uses: Op	SLR Ref:
Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape	Grade I Agricultural Land Ancient Woodland Area of High Landscape or Significance		149	Amenity Den space,	
ultural Land	Land			otos	Site Area:1.58ha
Zero/Low or minima required	No signific	C IS			
Zero/Low Impact - no or minimal mitigation required	No significant issues identified	Key Designations: UDP HA4.4 Housing site		Site appraised for:	Site Location: Land to the
Medium Impact - mitigation required	tified			or: Residential	Land to the
red		Adjacent Designations: Housing Natural greensp Former mineral	1 1 1 1 1 1 1 1 1 1	sidential ons Map	back of Aster Terrace
High Impact – significant mitigation required		It Designations: Housing Natural greenspace Former mineral line	N.0		r Terrace
Category 2: Constraints Constraints Constraints Constraints Constraints Constraints Constraints Adverse impad Site (LWS) Are there any species/habita site? Would the development of the site impact upon the connectivity of habitats?	Category 1: Significant Constraints	• Within Critic		Is the site i	
Adverse impact on Local Geodivers Site (LWS) Adverse impact on Local Geodivers Site (LGS) Are there any known UK protected species/habitats on or adjacent to issite? Wildlife Corridor Opment of the the abitats? Yes Yes	Adverse impact on European sites [Ramsar Site, Special Protection Al (SPA) or Special Area of Conservat (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR)	tive Impact Within Critical Drainage Area		Is the site in the Green Belt? Is the site in a Settlement Break?	
protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor ppment of the the	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR)	Area			YES
< < <				S	
Zero/Low Impact - no or minimal mitigation required	Lies adjacent to a wildlife corridor and proposed LWS, with evidence of priority species/habitats on or in vicinity of site.	Zero/Low Impact - no or minimal mitigation required	2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics ohistoric settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area?	Brownfield %
	vildlife corr		ging of Sunderland with Tyneside oughton-le-Spring and Seaham, shiney Row with Washington, et and Bournmoor? et and Bournmoor? repecial & separate characteristinents? regeneration of the urban area? ressment assumes that if there is a generation of the urban area?	Urban fringe? on this site impact the Green Belt? prawl of the built-up a	0
Medium Impact - mitigation required	ridor and propc	Medium Impact - mitigation required	e countryside from further ging of Sunderland with Tyneside, oughton-le-Spring and Seaham, and Shiney Row with Washington, et and Bournmoor? special & separate characteristics of lents? regeneration of the urban area? ssment assumes that if there is a e Green Belt sites for development undertaken through the Local Plan Inner which would be contrary to generation of the urban area.	impact upon selt?	Greenfield %
High Impact – significant mitigation required	of site.	High Impact – significant mitigation required		Open countryside?	5 100
t – mitigation	th evidence	rt – mitigation		No impact	

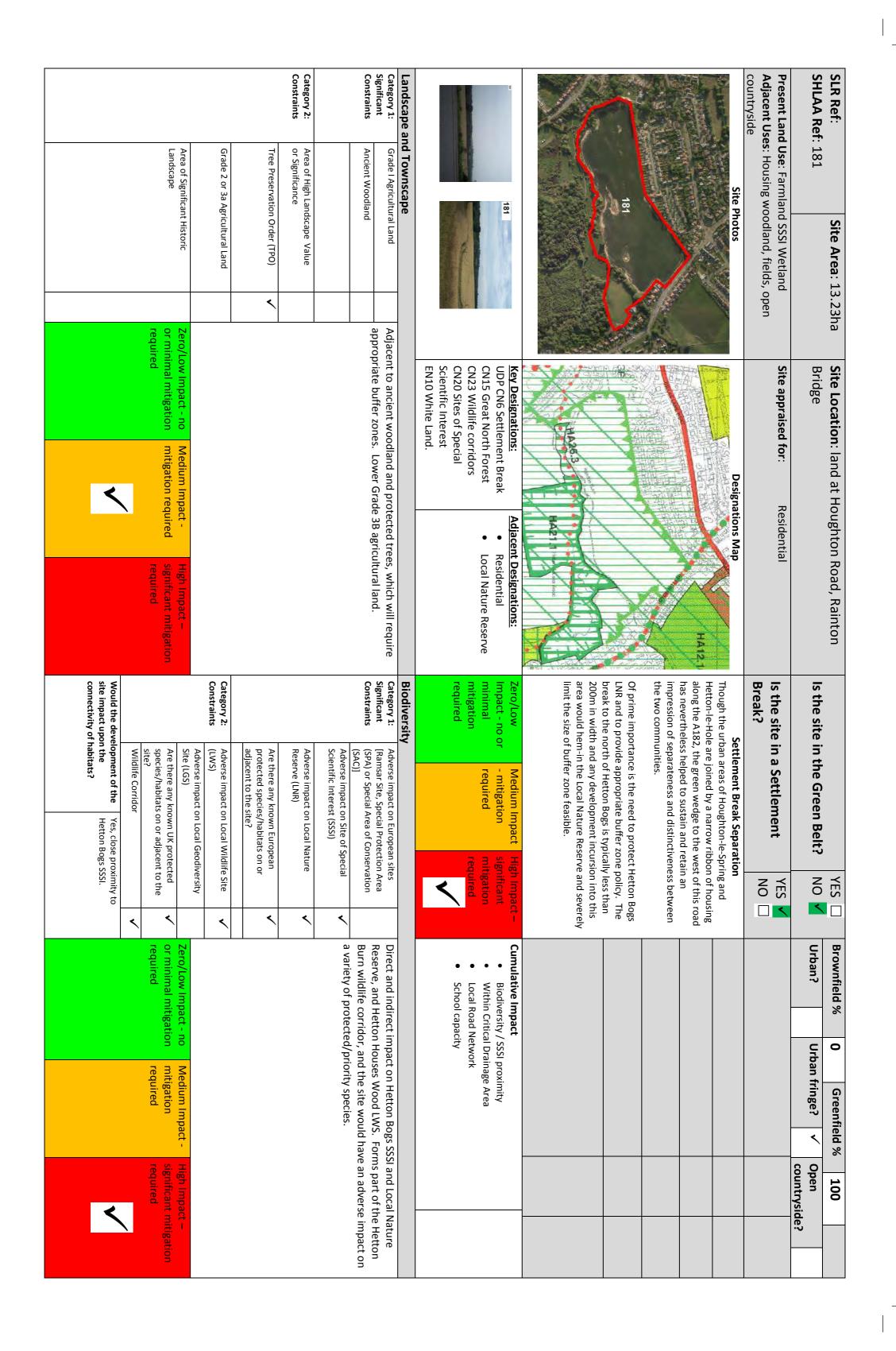
Category 1: Significant Constraints Category 2: Constraints	Site Topography	Ground Co	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic En Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Predominantly Flat Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 1: Significant Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Zero/Low Impact - no or minimal mitigation mitigation required	No significant issues identified.		Zero/Low Impact - no or minimal mitigation mitigation required	Lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation mitigation required	Does the site have any historical or archaeological significance? Local archaeological significance
High Impact – Su significant mitigation required	Si Ho	Su	High Impact – significant mitigation required		High Impact – significant mitigation required	
Suitable for residential development.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion		local shopping services, public transport, education and community opportunities? Nearest local facilities are at Shiney Row.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network,	Natural greenspace Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	Green Infrastructure Category 1: Historic Park or Garden (EH List) Significant Constraints Village Green Cemetery / Churchyard Cemetery / Churchyard Public Open Space/Playing Field/Play Area
Site is considered suitable for development			Zero/Low Impact - no or minimal mitigation required	Access from north east o	Zero/Low Impact - no or minimal mitigation required	Linked to a green infrastructure corridor
Site is considered potentially suitable for development			Medium Impact - mitigation required	north east corner of plot	Medium Impact - mitigation required	ructure corridor
Site is not considered suitable for development			High Impact – significant mitigation required		High Impact – significant mitigation required	

		Constraints	Category 2:	Category 1: Significant Constraints	Landscape a							Present Land Adjacent Use	SHLAA Ref: 150	SLR Ref:
Area of Significant Historic Landscape	Grade 2 or 3a Agri	or Significance Tree Preservation Order (TPO)	Area of High Landscape	Grade Agricultural Land Ancient Woodland	Landscape and Townscape				٨		Site Photos	Present Land Use : Amenity greenspace Adjacent Uses : Primary school, housing	: 150	
	or 3a Agricultural Land	Order (TPO)	scape Value		-						otos	greenspace ool, housing		Site Area:0.53ha
v Impact - no lal mitigation				No significant issues identified.		Key Designations: UDP EN10 White land M5 Eastern limit of shallow Coalfield area	1/8				De	Site appraised for:	Primary School	Site Location: Land adjace
Medium Impact - mitigation required required required						Adjacent Designations:					Designations Map	Residential		adjacent to Newbottle
	Category 2: Constraints			Category 1: Significant Constraints	Biodi	8				D		Is the si Break?	Is the	
Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor Would the development of the site impact upon the connectivity of habitats?		Are there any known European protected species/habitats on or adjacent to the site?	Scientific Interest (SSSI) Adverse impact on Local Nature	iry 1: Adverse impact on European sites [Ramsar Site, Special Protection Area ints (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special	Biodiversity	Cumulative ImpactWithin Critical Drainage AreaSchool capacity						Is the site in a Settlement Break?	Is the site in the Green Belt?	
nt to the	life Site	n n	re :	sites on Area ervation								YES	NO <	YES
Zero/Low Impact - no or minimal mitigation required				No significant issues identified.				Preserve the storic settlen	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Urban? 🗸 Ui	Brownfield % 50
Medium Impact - mitigation required				entified.			issment assumes that if there is a segment assumes that if there is a segment Belt sites for development undertaken through the Local Plan anner which would be contrary to generation of the urban area.	parate characteristics of	erland with Tyneside, pring and Seaham, and vith Washington, moor?	e from further	of the built-up area?	act upon	Urban fringe?	O Greenfield %
High Impact – significant mitigation required							[Impact No	Open countryside?	50
gation							[No impact		

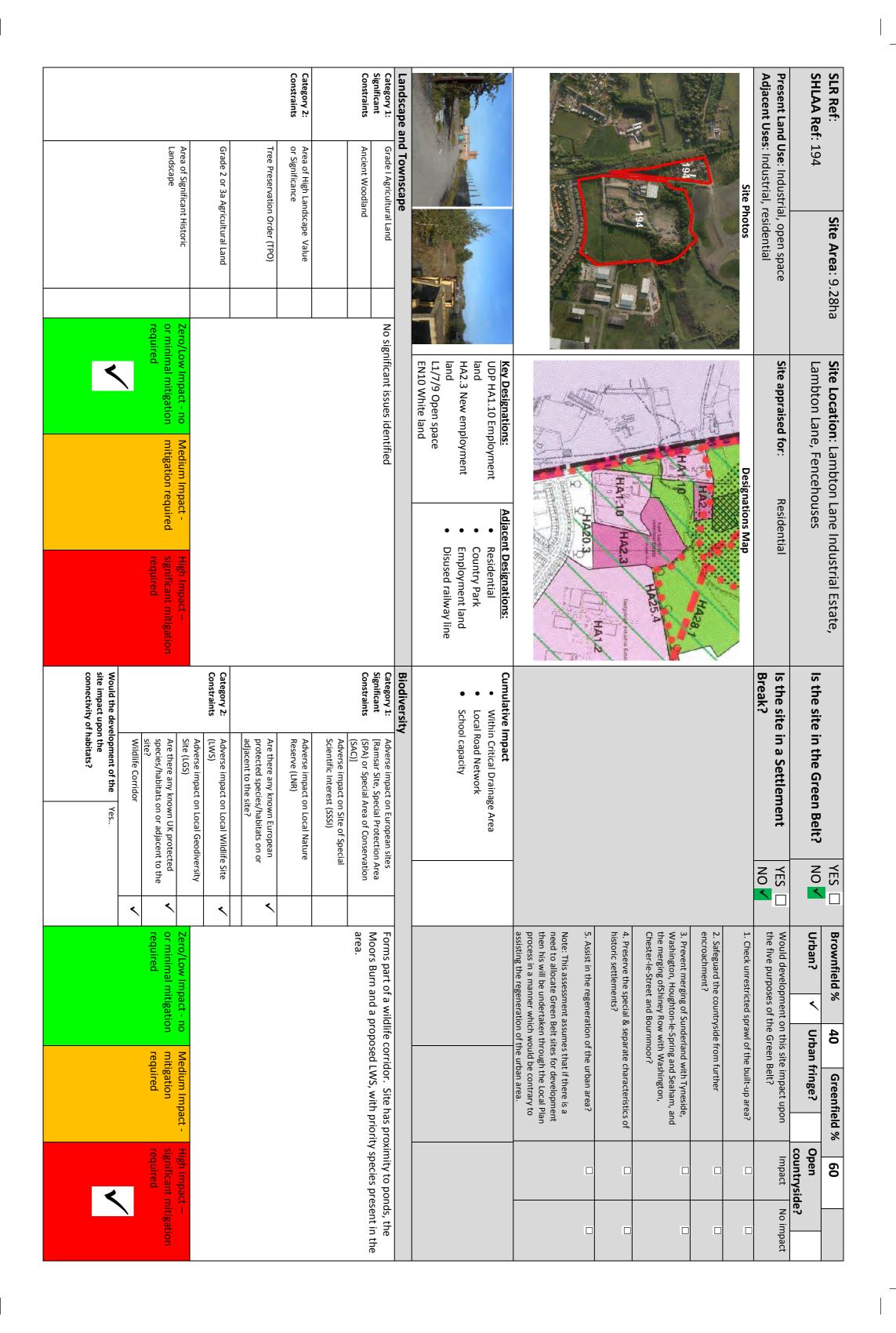
Category 1: H. Constraints In Constraints El Constraints El Constraints La Constraints La Constraints MM	St	G	Site Pr	Ground Condi	Constraints St.				Flooding	_S	Category 2: G Constraints Co	B. G	C; V	Category 1: So Significant (+ Constraints	Historic Enviro
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m		Gentle Slope	Predominantly Flat	Conditions & Contamination	Vulnerability) Groundwater Flooding — % of land within 1 in 30 incidence (high) Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 2(Medium	Flood Risk Zone 3A (High Vulnerability)	Flood Risk Zone 3B (Functional Floodplain)	_	Archaeological Site (Known & potential)	Grade II Listed Building/Structure Conservation Area	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
Zero/Low Impact - no or minimal mitigation mitigation required			No significant issues identified.		or minimal mitigation mitigation required required	Zero/Low Impact - no Medium Impact -		Lies within a Critical Drainage Area and Source Protection Zone. incidence potential of groundwater flooding.		Zero/Low Impact - no or minimal mitigation mitigation required				Does the site have any historical or archaeological significance? The site lies just outside Newbottle Conservation Area and across the road from the grade II listed Cellar Hill House.	
High Impact – significant mitigation required					significant mitigation required	High Impact –		Protection Zone. Low		High Impact – significant mitigation required				significance? ea and across the road	
Suitable for re	Site Appraisal Conclusion	How many homes How many jobs co	What is considere	Suitability an	nediest local laci	Nearest local facil	requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there road capa	Infrastructure	Public Right (cycleway/ foot) Green Infrast Is the proposed development site designated as open space or playi fields?		Category 2: Constraints		Category 1: Significant Constraints	Green Infrastructure
Suitable for residential development.	Conclusion	How many homes could be provided? How many jobs could the site provide for?	>	Suitability and Deliverability	ides are at noughton town centre:	Nearest local facilities are at Houghton town centre	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site	Infrastructure and Services	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? Public Right of Way Frequency Freq	Natural greenspace Allotment	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Historic Park or Garden (EH List) Village Green	ructure
		33dpha	ential		r _{ec} or	Zei		I. Ac		→ <		ay		COL	
Site is considered suitable for development					or minimal mitigation required	Zero/Low Impact - no	The Newbottle, Dubmire and Houghton area is subject to cumulate housing development pressure which equates to a new two-form entry school.	Access from Houghton Road.		Zero/Low Impact - no or minimal mitigation required				Existing amenity greenspace, Linked to a green infrastructure corridor	
Site is considered potentially suitable for development					mitigation required	Medium Impact -	and Houghton area essure which equate	oad.		Medium Impact - mitigation required				pace, Linked to a gree	
Site is not considered suitable for development			-		significant mitigation required	High Impact –	The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	-		High Impact – significant mitigation required				en infrastructure	

	Category 2: Constraints	Category 1: Significant Constraints	172					space	Present Land U	SLR Ref: SHLAA Ref: 172
Area of Significant Historic Landscape	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	Grade Agricultural Land Ancient Woodland	172					Site Photos	Use : Cleared for the control of th	172
Historic	scape Value Order (TPO)	al Land				72		otos	Present Land Use: Cleared former housing site Adiacent Uses: Housing, Primary school and open	Site Area:4.15ha
Zero/Low Impact - no or minimal mitigation required		No significant issues identified	Key Designations: UDP HA5.2 Housing improvements EN10 White land CN15 Great North F						Site appraised for:	
no Medium Impact - on mitigation required		s identified.	Key Designations: UDP HA5.2 Housing improvements EN10 White land CN15 Great North Forest			HA5.2		Designa		Site Location : Forest Estate, Lane
ct - High Impact – significant mitigation required			Adjacent Designations:HousingAgricultureCemetery		133300			Designations Map	Residential	ate, High Street Easington
Constraints Constraints Constraints (LWS) Adverse impace Site (LGS) Are there any species/habitating site? Would the development of the site impact upon the connectivity of habitats?		Biodiversity Category 1: Significant Constraints	Cumulative Impact Within Critic		4-5-		_	Break?	ite	
Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor lopment of the 1 the	Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI)	tive Impact Within Critical Drainage Area						in a Settlement	Is the site in the Green Belt?
uK protected radjacent to the	cal Nature European bitats on or	ropean sites Protection Area of Conservation te of Special	rea					200		YES NO
Zero/Low Impact - no or minimal mitigation required		Evidence of pri		5. Assist in the regardance of then his will be und process in a manne assisting the regen	4. Preserve the speci- historic settlements?	3. Prevent merging Washington, Hougl the merging ofShin Chester-le-Street a	2. Safeguard the co	1. Check unrestrict	Would developm	Brownfield % Urban?
ct - no Medium Impact - mitigation mitigation required		priority species in vicinity of site.		5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	special & separate characteristics of ents?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	100 Green: Urban fringe?
pact - High Impact – significant mitigation required		of site.		? \square	ics of	de,		ea?	Impact	Greenfield % 0 Open countryside?
itigation									No impact	: v

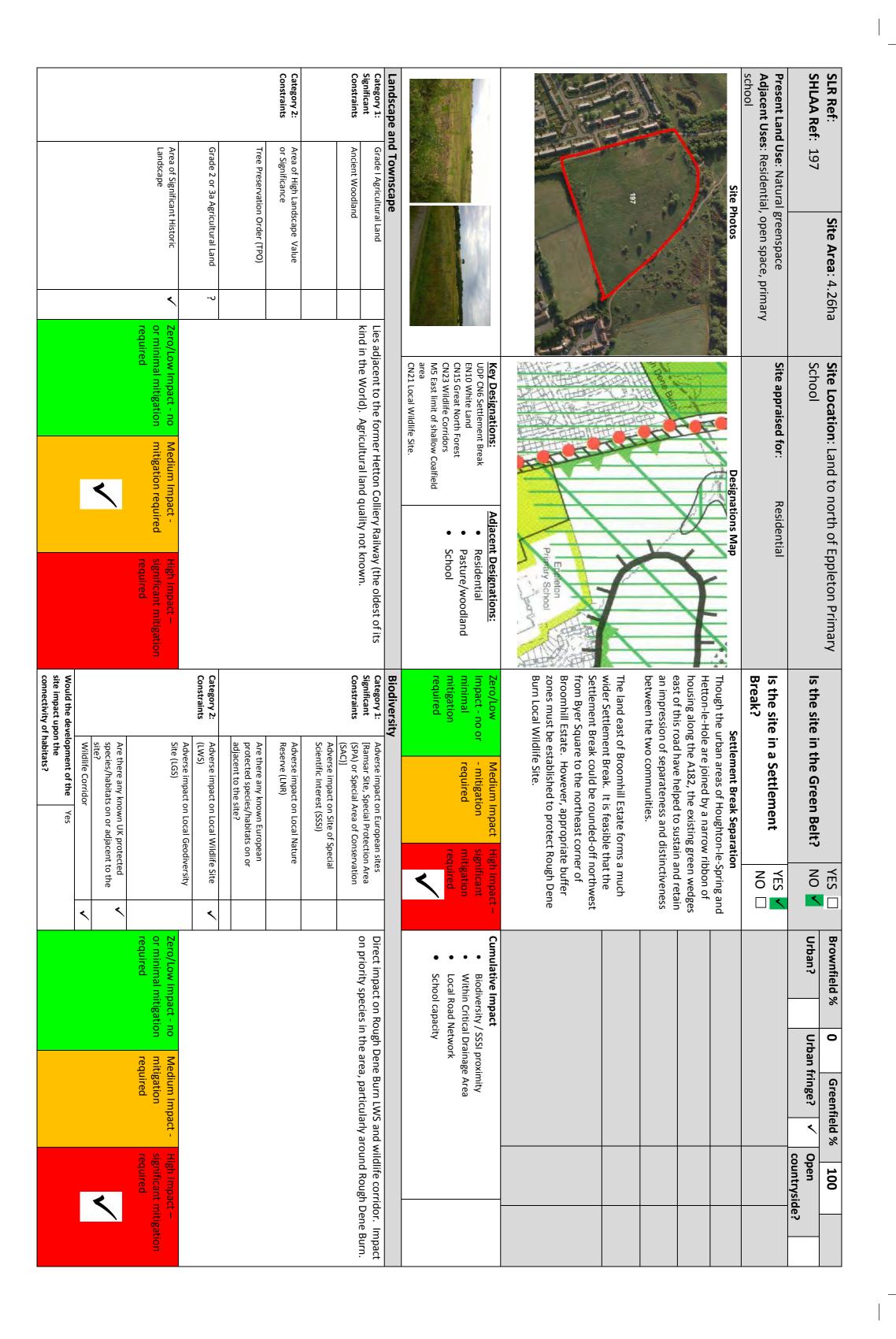
Category 1: Significant Constraints Category 2: Constraints		Site Topography	Ground Co	Constraints	Category 1: Significant Constraints	Flooding		Category 2: Constraints			Category 1: Significant Constraints	Historic En
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Gentle Slope Undulating Steep Slope	Predominantly Flat	Ground Conditions & Contamination	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Archaeological Site (Known & potential)	Grade II Listed Building/Structure Conservation Area	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
zen or n req	<	N _O	-		Lies Me:		Zen or n req				No Doe	
Zero/Low Impact - no or minimal mitigation required		No significant issues identified.		or minimal mitigation required	within a Critical Dr dium incidence pot		Zero/Low Impact - no or minimal mitigation required				s the site have any h	
Medium Impact - mitigation required		entified.		mitigation required	Lies within a Critical Drainage Area and Source Protection Zone. Medium incidence potential of groundwater flooding.		Medium Impact - mitigation required				Does the site have any historical or archaeological significance? No	
High Impact – significant mitigation required				significant mitigation required	Protection Zone. oding.		High Impact – significant mitigation required				significance?	
Ongoing hou site, which c considered p	How many jobs Site Apprai	What is conside How many hon	Suitability	Within accessible location.	Is there road capacity for si Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pul	Infrastructi	Is the proposed designated as of fields?	ı	Category 2: Constraints		Category 1: Significant Constraints	Green Infrastructure
Ongoing housing development in close proximity to site, which could impact on site deliverability. Site is considered potentially suitable for development.	How many jobs could the site provide for? Site Appraisal Conclusion	What is considered suitable on the site? Residential How many homes could be provided? 120 39dpha	_	ble location.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Infrastructure and Services	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	Natural greenspace Allotment	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Historic Park or Garden (EH list) Village Green	astructure
Site is considered suitable for development				or minimal mitigation required	Access from roundabou		Zero/Low Impact - no or minimal mitigation required				A Public Right of Way crosses the site	
Site is considered potentially suitable for development				mitigation required	roundabout on Murton Lane.		Medium Impact - mitigation required				rosses the site.	
Site is not considered suitable for development				rigil impact – significant mitigation required			High Impact – significant mitigation required					



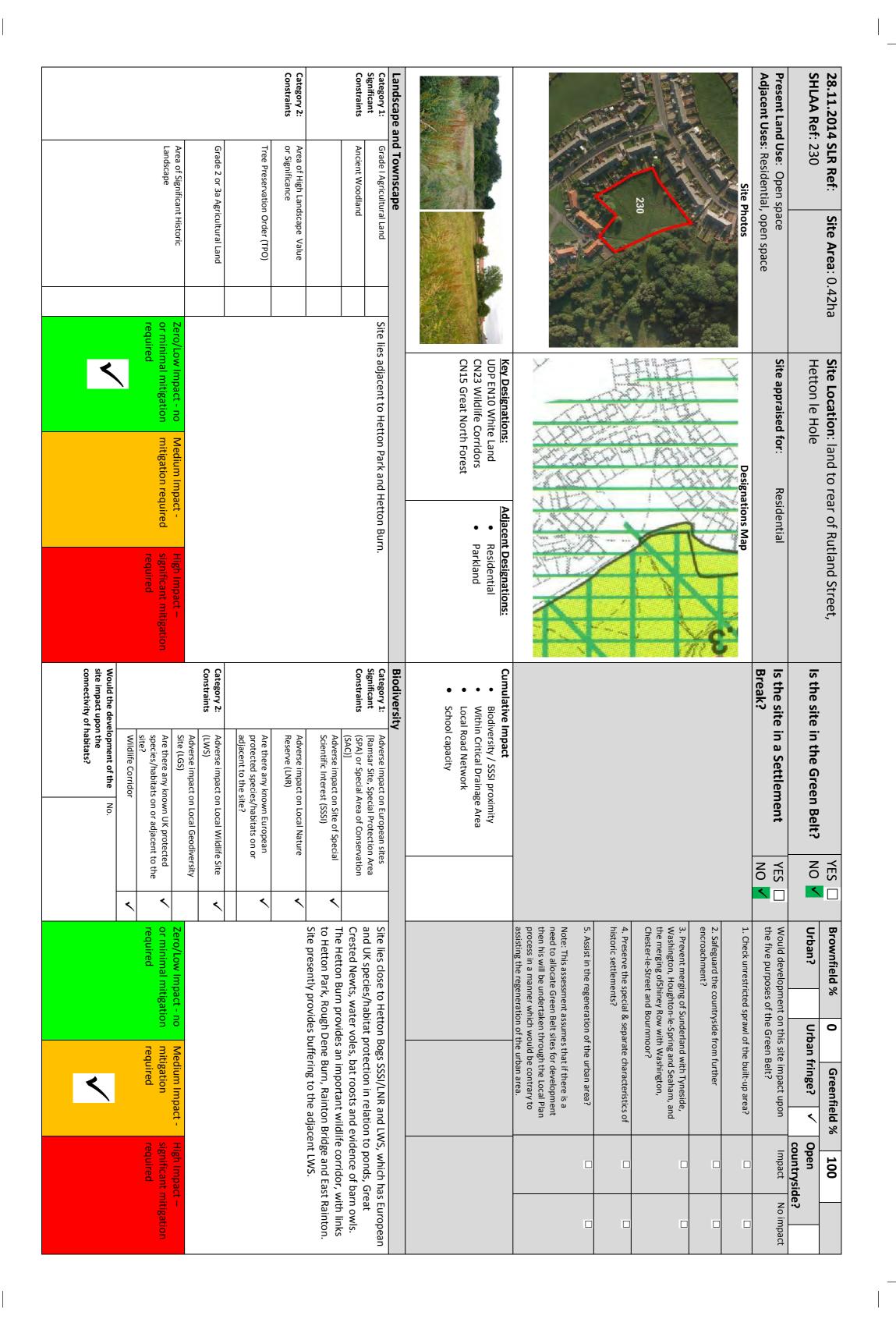
Content Cont	Historic Env Category 1: Significant Constraints	Constraints Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated)
Grade Control Hartings Size & Setting 1	Constraints	
Grade l/Gorde In*Listed building/Structure Straints Antheropigal Ster (Known & Zerro/Low Impact - no Medium Impact - significant Intigation required patient Integration Area Antheropigal Ster (Known & Zerro/Low Impact - no Medium Impact - no Impact - no Medium Impact - no Medium Impact - no Impact - no Medium Impact - no Impact		World Heritage Site & Setting (+ candidate)
Grante II Listed Building/Structure Conservation Area Archaeological Site (Known & Zero/Low Impact - no mitigation required fooding from the steel less from the ste		Grade I/Grade II*Listed Building/Structure
Connervation Area Archaeological Site (Mnown & ZeroyLow Impact - no potential) If Isod Risk Zone 38 (Functional Federal Repulsed) If Isod Risk Zone 38 (Functional Federal Repulsed) If Isod Risk Zone 38 (Functional Federal Repulsed) Incidence surface water flooding. Medium Impact - no potential of required Incidence potential of req	Category 2:	Grade II Listed Building/Structure
oding poential) Flood Risk Zone 38 (Functional flood required Significant mitigation mitigation required Significant mitigation required Stell lies within a Critical Drainage Area and the south part of the site lies within flood zones 38, 3A and 2. Site is also affected in places by 1:30 incidence surface water flooding. Medium incidence potential of vulnerability) Flood Risk Zone 38 (Functional vulnerability) Flood Risk Zone 28 (Function		Conservation Area
oding Proof list, Zone 38 (Functional Flood plan) Straints Flood list, Zone 38 (Functional Flood plan) Flood list, Zone 2) (High Vulnerability) Straints Flood list, Zone 2) (High Vulnerability) Straints Surface Water Flooding - Wolf land Surface (High Impact - Vulnerability) Surface Water Flooding - Wolf land Surface (High Impact - Vulnerability) Surface Water Flooding - Wolf land Surface (High Impact - Vulnerability) Surface Water Flooding - Wolf land Surface (High Impact - Vulnerability) Surface Water Flooding - Wolf land Surface (High Impact - Vulnerability) Surface Water Flooding - Wolf land Surface (High Impact - Vulnerability) Surface Water Flooding - Wolf land Surface (High Impact - Vulnerability) Surface Water Flooding - Wolf land Surface (High Impact - Vulnerability) Surface Water Flooding - Wolf land Surface (High Impact - Vulnerability) Surface Water Flooding - Wolf land Surface (High Impact - Vulnerability) Surface Water Flooding - Wolf land Surface (High Impact - Vulnerability) Surface Water Flooding - Wolf land Surface (High Impact - Vulnerability) Surface Water Flooding - Wolf land Surface (High Impact - Vulnerability) Surface Water Flooding - Wolf land Surface (High Impact - Vulnerability) Fedominantly Flat Source Protection Zone Source Zone High Impact - Significant mitigation required Feduration Medium Impact - Significant mitigation required Source Zone High Impact - Significant mitigation required Feduration Feduration Medium Impact - Significant mitigation Medium Impact - Significant mitigation required Feduration Xone Feduration Xone Feduration Xone		Archaeological Site (Known & potential)
Oding groy 1: Flood Risk Zone 3R (Functional Flood) Risk Zone 2R		
Stre lies within a Critical Drainage Area and the south part of the site lies within flood zones 38, 3A and 2. Site is also affected in places by 1:30 incidence surface water flooding. Medium incidence potential of incidence flooding. Variance value flooding - % of land	Flooding	
Flood Risk Zone 2 (Medium Vulnerability) Froundwater flooding F	Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)
Straints Flood Risk Zone 2 (Medium Conditions Cond		Flood Risk Zone 3A (High Vulnerability)
Surface Water Flooding — % of land within 1 in 20 incidence (high) Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 100 incidence (less) Surface Water Flooding — % of land within 1 in 100 incidence (less) Surface Water Flooding — % of land within 1 in 100 incidence (less) Surface Water Flooding — % of land within 1 in 100 incidence (less) Surface Water Flooding — % of land within 1 in 100 incidence (less) Surface Water Flooding — % of land within 1 in 100 incidence (less) Surface Water Flooding — % of land within 1 in 100 incidence (less) Surface Water Flooding — % of land within 1 in 100 incidence (less) Surface Water Flooding — % of land laber within 1 in 100 incidence (less) Surface Water Flooding — % of land laber within 1 in 100 incidence (less) Surface Water Flooding — % of land laber within 1 in 100 incidence (less) Surface Water Flooding — % of land laber within 1 in 100 incidence (less) Surface Water Flooding — % of land laber within 1 in 100 incidence (less) Surface Water Flooding — % of land laber within 1 in 100 incidence (less) Surface Water Flooding — % of land laber within 1 in 100 incidence (less) Surface Water Flooding — % of land laber within 1 in 100 incidence (less) Surface Water Flooding — % of land laber within 1 in 100 incidence (less) Surface Water Flooding — % of land laber within 1 in 100 incidence (less) Surface Water Flooding — % of land laber within 1 in 100 incidence (less) Surface Water Flooding — % of land laber within 1 in 100 incidence (less) Surface Water Flooding — % of land laber within 1 in 100 incidence (less) Surface Water Flooding — % of land laber within 1 in 100 incidence (less) Surface Water Flooding — % of land laber within 1 in 100 incidence (less) Surface Water Water within 1 in 100	Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding
Surface Water Flooding -% of land within 1 in 100 incidence (medium) Surface Water Flooding -% of land within 1 in 1000 incidence (less) Surface Water Flooding -% of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Predominantly Flat Genile Slope COMAH Development Proximity or Health & Safety Executive (HSE) COMAH Development Proximity or COMAH Middle or Outer Zone Landfill sites, Contaminated land Contaminated Inner Zone Landfill sites, Contaminated India Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Medium Impact - mitigation mitigation required required Fequired Medium Impact - mitigation mitigation required significant mitigation required Medium Impact - mitigation mitigation required significant mitigation required Minerals Safeguarded Area		Surface Water Flooding – % of land within 1 in 30 incidence (high)
Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Source Protection Zone Source Protection Zone Fredominantly Flat Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) Or Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone)		Surface Water Flooding – % of land within 1 in 100 incidence (medium)
Source Protection Zone Source Protection Zone Source Protection Zone		Surface Water Flooding – % of land within 1 in 1000 incidence (less)
pund Conditions & Contamination Predominantly Flat Evidence of some pollutants and a waste site		Source Protection Zone
Predominantly Flat Gentle Slope COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Electricity Safeguarded Area High Voltage electricity line(+10m huffer zone) High Voltage electricity line(+10m huffer zone) High Voltage electricity line(+10m huffer zone) Evidence of some pollutants and a waste site Evidence of some pollutants Evidence of some pollutants Evidence of some pollutants Evi	Ground Con	ditions & Contamination
Gentle Slope Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m lang) Minerals Depth (HSE) Landfill sites, Contaminated land Minerals Safeguarded Area High Voltage electricity line(+10m lang) Minerals Safeguarded Area Minerals Safeguarded Area High Voltage electricity line(+10m lang) Minerals Safeguarded Area Minerals Safeguarded Area High Voltage electricity line(+10m lang) Minerals Safeguarded Area	Site Topography	Predominantly Flat
Undulating Steep Slope Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Medium Impact - Medium Impact - significant mitigation required mitigation required required Medium Impact - significant mitigation required required Mitigation required required	- F - O - F - 7	Costlo Closo
Steep Slope Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone) Medium Impact - mitigation required required Mitigation required required Mitigation required required		Gentle Slope
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone) High Voltage electricity line(+10m huffer zone) Health & Safety Executive (HSE) Or minimal mitigation required required required Mitigation required Mitigation required required required		Undulating Steep Slope
Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone)	Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone)	Constraints	Electricity Pylon (+ 10m buffer zone)
Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone)	Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land
Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone)		Minerals Legacy (quarries and coal mining)
DITTPT 70DP		Minerals Safeguarded Area High Voltage electricity line(+10m



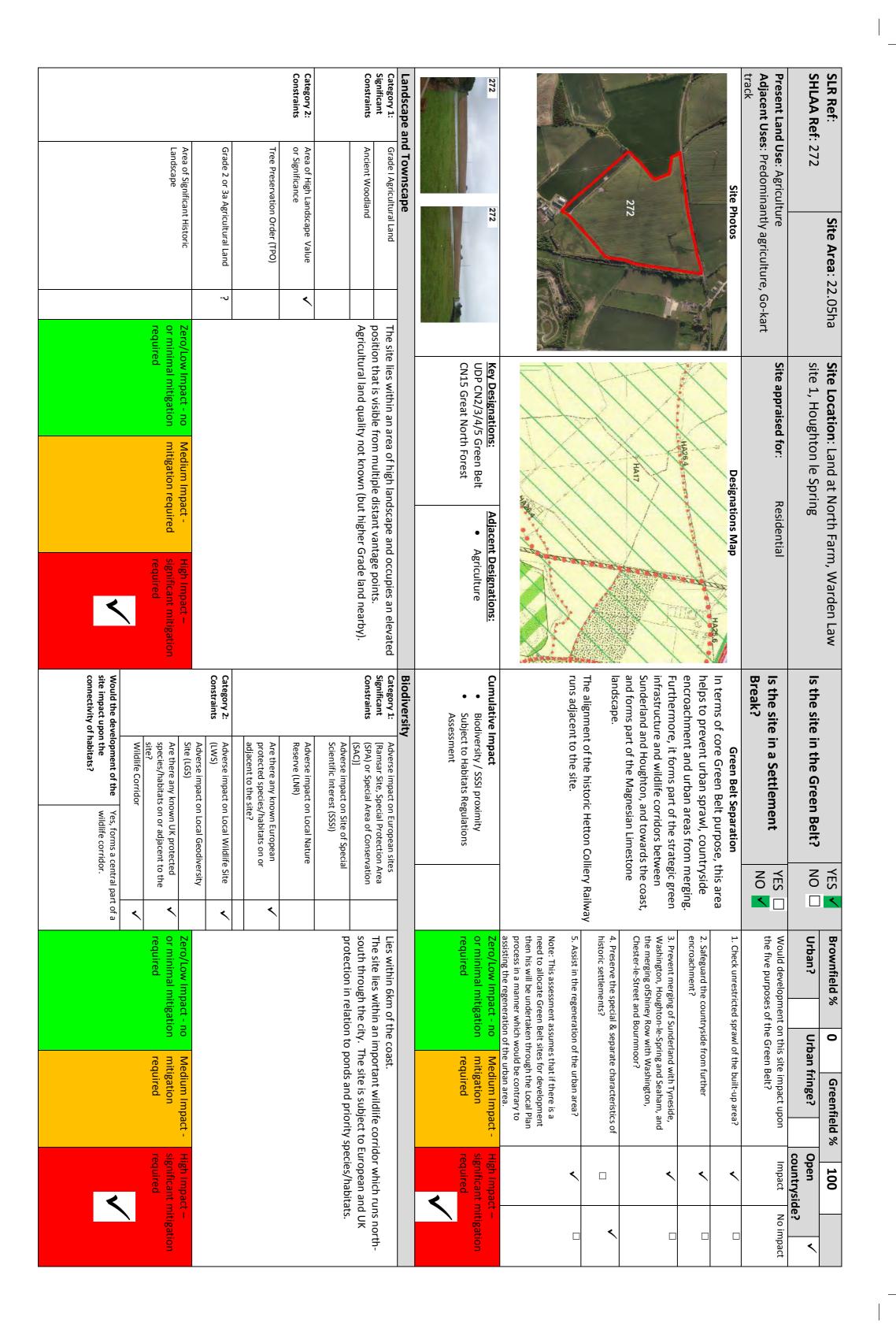
adoic daarc		Category 2: Constraints Constraints Constraints Flood Risk Zone 2(Mediur Vulnerability) Surface Water Flooding — within 1 in 30 incidence (I Surface Water Flooding — within 1 in 100 incidence Surface Water Flooding — within 1 in 1000 incidence Critical Drainage Area Source Protection Zone	Category 1: Significant Constraints Flood Risk Zone 3B (Func Floodplain) Flood Risk Zone 3A (High Vulnerability)		Category 1: Scheduled Ancient Mor Significant Constraints World Heritage Site & Scandidate) Grade I/Grade II*Listed Building/Structure	Historic Environment and Culture
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites. Contaminated land	tly Flat	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	iding/Structure	Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure	and Culture
Zero/Low Impact - no Mor minimal mitigation mrequired	Lies within a Coal Referral Area. Former contamination may be possible.	Zero/Low Impact - no Mor minimal mitigation mrequired	The Moors Burn flows through the site, therefore a portion of the site lies within Flood Zones 3B, 3A and 2. It also lies within a Critical Drainage Area and is affected in places by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation mrequired	Does the site have any historical or archaeological significance? Local archaeological significance.	
Medium Impact - Hi mitigation required signer	Area. Former industrial land, so sible.	Medium Impact - Hi mitigation required sig re	ugh the site, therefore a 3A and 2. It also lies with ed in places by 1:30 incid stential of groundwater fl	Medium Impact - Hi mitigation required signer	ical or archaeological signif	
High Impact – Significant mitigation required e		High Impact – significant mitigation required		High Impact – significant mitigation required		0
Site considered suitable recommends that land employment purposes.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Jearest local facilities an	Infrastructure and Services Is there road capacity for site traffic generation is there water and sewerage capacity for site requirements? Is there education/community/health facility site requirements? What is the broad accessibility of the site to local shopping services, public transport, educommunity opportunities?	Natural greensp: Allotment Public Right of (cycleway/ footpat) Green Infrastru Is the proposed development site designated as open space or playing fields?	Category 2: Publicategory 2: Area Constraints Publicategory 2: Area	Green Infrastructure
Site considered suitable for development – ELR recommends that land is no longer required for employment purposes.	or?	Nearest local facilities are at Fence Houses / Dubmire.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Natural greenspace Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor elopment site space or playing and forms part of Elba Park to the north	Historic Park or Garden (EH LIST) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area	70
- ELR id for	Residential 160 23dpha		etwork,		<	
Site is considered suitable for development		Zero/Low Impact - no or minimal mitigation required	Existing access to be improved. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	Zero/Low Impact - no or minimal mitigation required	Part of the site forms existing natural greenspace and provides an area of public open space. The area is part of a green infrastructure corridor and a Public Right of Way crosses the land.	
Site is considered potentially suitable for development		Medium Impact - Property of the Impact - Prope	roved. and Houghton area is ssure which equates t	Medium Impact - mitigation required	site forms existing natural greenspace and provides an blic open space. The area is part of a green infrastructur d a Public Right of Way crosses the land.	
Site is not considered suitable for development		High impact – significant mitigation required	subject to cumulative to a new two-form	High Impact – significant mitigation required	green infrastructure land.	



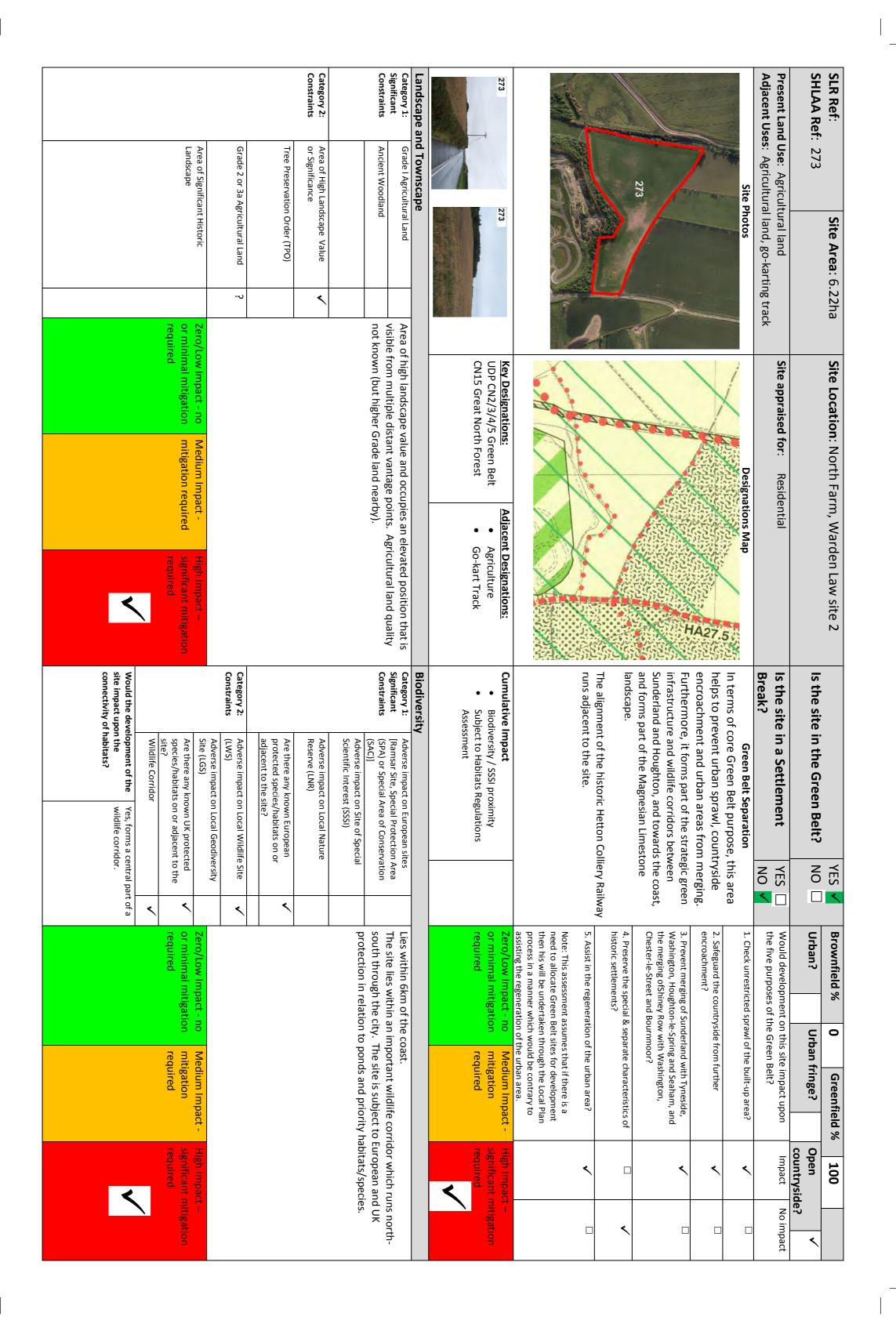
Historic Environment and Culture								
Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints	<	Does the site have any historical or archaeological significance? Yes, lies within the setting of Copt Hill Scheduled Ancient Monument and adjacent to the former Hetton Colliery Railway (the oldest of its kind in the	gnificance? ient Monument and idest of its kind in the	Category 1: Hist Significant Constraints Vill	Historic Park or Garden (EH List) Village Green		Forms natural greenspace and green infrastructure corridors (eastwest along Rough Dene Burn, and north-south to the east of Houghton and Hetton).	e and green infrastr 3urn, and north-sout
World Heritage Site & Setting (+ candidate)		world).		Cer	Cemetery / Churchyard			
Grade I/Grade II*Listed Building/Structure				Category 2: Publi	Public Open Space/Playing Field/Play Area	d/Play		
Category 2: Grade II Listed Building/Structure Constraints				Nat	Natural greenspace	<		
Conservation Area				Alli	Allotment			
Archaeological Site (Known & potential)	<	Zero/Low Impact - no	High Impact – significant mitigation required	Put (cyc) Gre	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	< <	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
		<		Is the proposed development site designated as open space or playing fields?	oment site Yes, as natural greenspace.	· ral		<
Flooding				Infrastructure and Services	d Services			
Category 1: Flood Risk Zone 3B (Functional Significant Floodplain)		Lies within a Critical Drainage Area, and partly within a Source Protection Zone. Rough Dene Burn runs through the north of the site,	partly within a Source sthrough the north of the site,	Is there road capacity for site traffic generations there water and sewerage capacity for site requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?		Approved scheme access south.	scheme access from the west. New link road proposed to
Flood Risk Zone 3A (High Vulnerability)		water flooding. Low incidence potential of groun	of groundwater flooding.	Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	etwork,	The Hetton Downs and North Road area places further pressure on local school capacity to the north and the Hetton area.	lorth Road area plac he north and the He
Category 2: Flood Risk Zone 2(Medium Constraints Vulnerability)		Zero/Low Impact - no Medium Impact - minimal mitigation mitigation required	High Impact –	Nearest local facilities a	Nearest local facilities at Houghton and Hetton town centres.		Zero/Low Impact - no	Medium Impact -
	<		required				_	required
Surface Water Flooding – % of land within 1 in 30 incidence (high)	<5%							
Surface Water Flooding – % of land within 1 in 100 incidence (medium)	5%							
Surface Water Flooding – % of land within 1 in 1000 incidence (less)	10%							
Critical Drainage Area	<							
Source Protection Zone	√							
ound Conc				Suitability and Deliverability	_			
Site Predominantly Flat Topography		Undulating former landfill site.		What is considered suitable on the site? How many homes could be provided?		Residential 80 28dpha		
Gentle Slope				How many jobs could the site provide for?	ne site provide for?			
Undulating	<			Site Appraisal Conclusion	nclusion			
			Ligh Impact					Cito
Significant COMAH Development Proximity or Constraints Inner Zone		or minimal mitigation mitigation required	significant mitigation	Site considered sui	Site considered suitable for development, though	; though	suitable for	potentially
Electricity Pylon (+ 10m buffer zone)		required	required	numerous issues to address.	address.		development	development
Category 2: HSE COMAH Middle or Outer Zone Constraints Landfill sites, Contaminated land	<	<					<	
Minerals Legacy (quarries and coal mining)								
Minerals Safeguarded Area								
High Voltage electricity line(+10m								



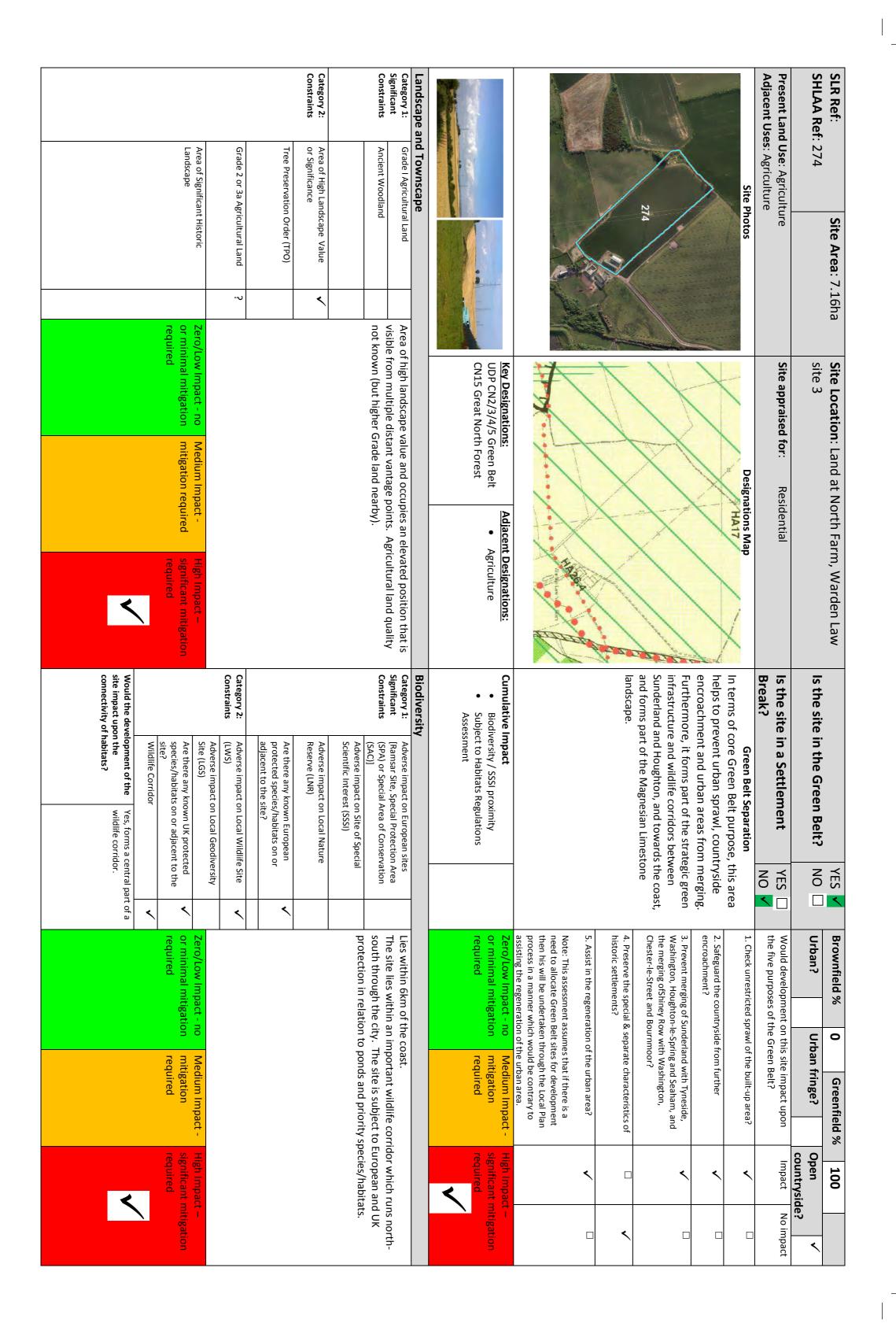
Category 1: Significant Constraints Category 2: Constraints		Topography	Ground Cor	Constraints	Category 7:	Flooding Category 1:		Category 2: Constraints			Category 1: Significant Constraints	Historic Env
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Gentle Slope Undulating Steep Slope	Predominantly Hat	Ground Conditions & Contamination	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Bisk Zone 3/Medium	Flood Risk Zone 3B (Functional	Archaeological Site (Known & potential)	Grade II Listed Building/Structure Conservation Area	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
zero/Low Impact - no or minimal mitigation required mitigation required	•	Lies within a Coal Referral Area.		ion	ce water flooding.	The site lies within the Critical Drainage Area and is affected in parts by	Zero/Low Impact - no or minimal mitigation mitigation required				Does the site have any historical or archaeological significance? No significant issues identified	
High Impact – significant mitigation required				significant mitigation required	Medium incidence potential of	d is affected in parts by	High Impact – significant mitigation required				ignificance?	
Potentially suita	Site Appraisal	What is considered suitable on the site How many homes could be provided?	Suitability and Deliverability	Within accessible location.	Is there water and sewerage requirements? Is there education/commusite requirements? What is the broad accessib local shopping services, purcommunity opportunities?	Infrastructure and Services Is there road capacity for site traffic §	Public Right of (cycleway/ footpate) Green Infrastrustrustrustrustrustrustrustrustrustru		Category 2: Constraints		Category 1: Significant Constraints	Green Infrastructure
Potentially suitable for development.	How many jobs could the site provide for? Site Appraisal Conclusion		_	cation.	Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Infrastructure and Services Is there road capacity for site traffic generation?	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor relopment site space or playing	Natural greenspace Allotment	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Historic Park or Garden (EH List) Village Green	ucture
		12 32dpha		re or l	<u> </u>	N	Ze or re	<	olay 🗸		Th.	-
Site is considered suitable for development				or minimal mitigation required	The Hetton Downs and I local school capacity to t	No access to the site.	Zero/Low Impact - no or minimal mitigation required				The site comprises an area of public open space that leads into Hetton Park	
Site is considered potentially suitable for development				mitigation required	Downs and North Road area places further capacity to the north and the Hetton area.		Medium Impact - mitigation required				rea of public open spa	
Site is not considered suitable for development				significant mitigation required	Downs and North Road area places further pressure on capacity to the north and the Hetton area.		High Impact – significant mitigation required				ace that leads into	



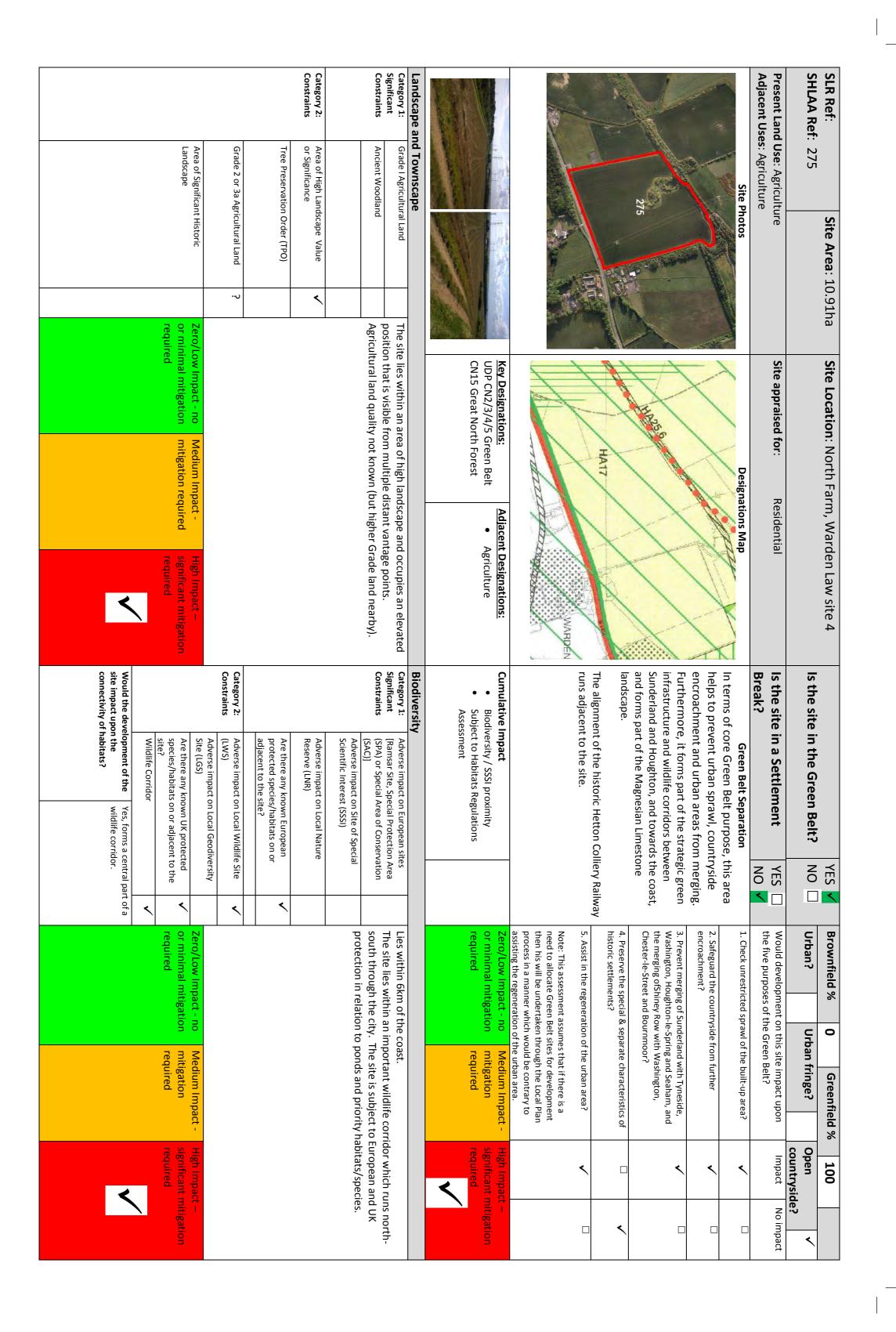
Category 1: Significant Constraints Category 2: Constraints	Ground Co Site Topography	Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic En Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Ground Conditions & Contamination Site Predominantly Flat Topography Gentle Slope Undulating Steep Slope	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Zero or m	ellec of th	7 requ 5%	The 1:30 grou	✓ Zerc or m	Doe: The adja
Zero/Low Impact - no or minimal mitigation required	Electricity pylons and a of the site.	zero/ Low Impact - no or minimal mitigation required	The site lies within a So 1:30 incident surface w groundwater flooding.	Zero/Low Impact - no or minimal mitigation required	s the site have any hi site is situated close t cent to the former He
Medium Impact - mitigation required	Electricity pylons and a high voltage electricity line run along the edge of the site.	mitigation required	The site lies within a Source Protection Zone and is partly affected by 1:30 incident surface water flooding. Low incidence potential of groundwater flooding.	Medium Impact - mitigation required	Does the site have any historical or archaeological significance? The site is situated close to the Warden law prehistoric burial mound and lies adjacent to the former Hetton Colliery Railway.
High Impact – significant mitigation required	ne run along the edge	significant mitigation required	d is partly affected by ence potential of	High Impact – significant mitigation required	ignificance? ric burial mound and lies
Site forms pa	What is conside How many hom How many jobs Site Apprais	Remote from local facilities	Infrastructure and S Is there road capacity for si Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is the proposed designated as o fields?	Green Infrastructure Category 1: Significant Constraints Cemete Category 2: Category 3: Category 4: Category 5: Category 6: Category 6: Category 7: Category 8: Category 8: Category 9: C
Site forms part of the Green Belt.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	ocal facilities.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	Historic Park or Garden (EH List) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
Site is considered suitable for development		zero/Low impact - no or minimal mitigation required	No suitable access due t	Zero/Low Impact - no or minimal mitigation required	Forms a central part of a Green Infrastructure Corridor.
Site is considered potentially suitable for development		mitigation required	o rural location. Ren	Medium Impact - mitigation required	green Infrastructur
Site is not considered suitable for development		significant mitigation required	access due to rural location. Remote from local facilities.	High Impact – significant mitigation required	e Corridor.



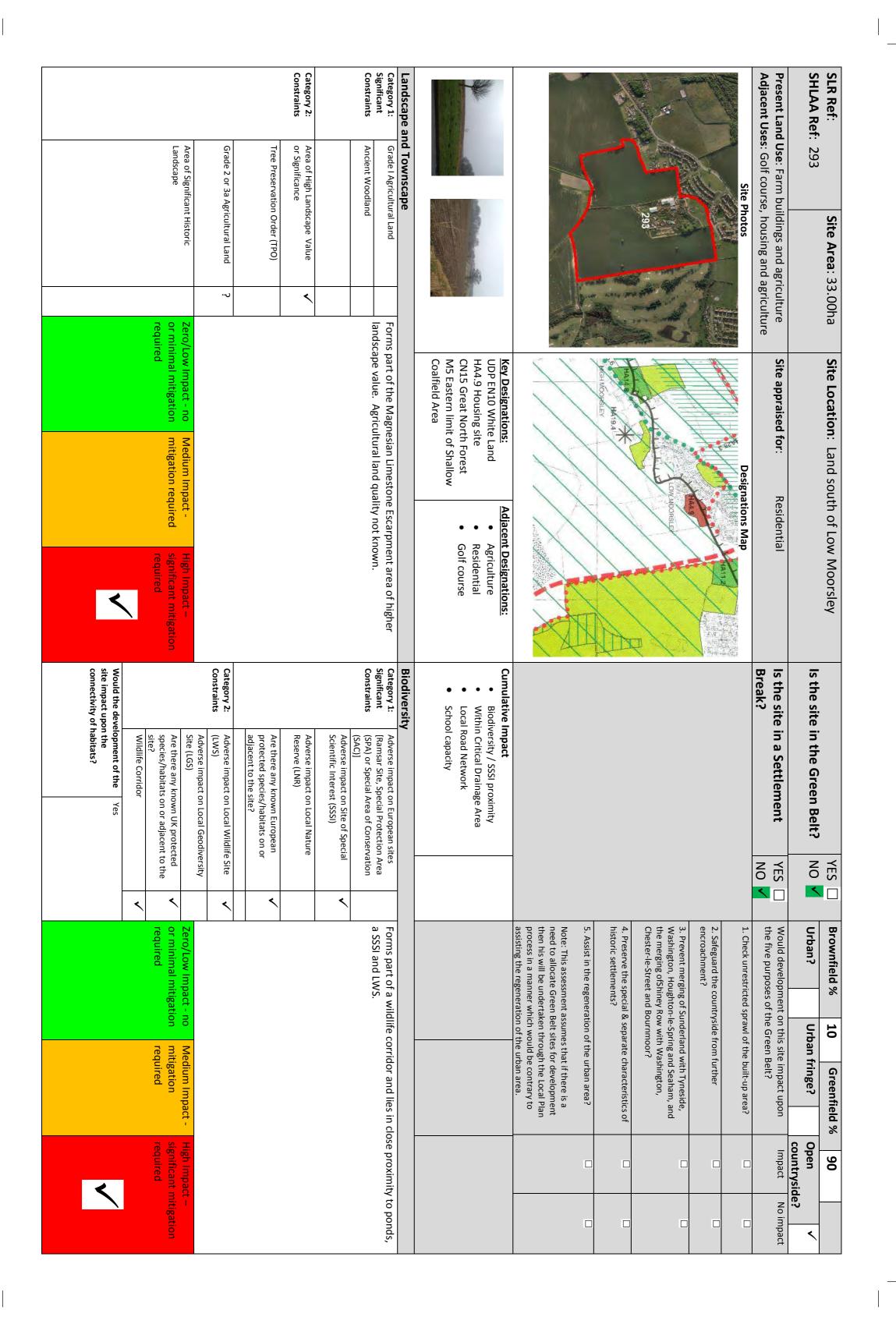
Secretaria de la control. Company 1 Compa	Historic Env	Historic Environment and Culture			Green Infrastructure	ucture	-		
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Control that the control to the control that is a control to the c		World Heritage Site & Setting (+ candidate)				Cemetery / Churchyard			
Countration Associated Statistics (Contraction Associated Statistics) Countration Associated Statistics (Countration Associated Ass		Grade I/Grade II*Listed Building/Structure			Category 2: Constraints	Public Open Space/Playing Field/Play Area			
Advanced cycle 250 (Moor 8). Advanc	Category 2:	Grade II Listed Building/Structure				Natural greenspace			
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The site is within the Source Protection Zone		gical Site (Known	v Impact - no Medium Impact - nal mitigation mitigation required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	\ \	ero/Low Impact - no or minimal mitigation equired	Medium Impact mitigation required
Proof Ray Zone 38 Fanctional The site lies within the Source Protection Zone, Infrastructure and Services Infrastructu			<		Is the proposed dedesignated as oper fields?	ng	_		<
Flood Rick Zone 3 Mirtugh	Flooding				Infrastructure	and Services	-		
Flood sits Zone 2 Mings Continue Convolution Convo	Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within the Source Protection Zone.		Is there road capac Is there water and requirements?	ity for site traffic generation? sewerage capacity for site			orural location.
Proof list Zane 2 (Notellum Control (Note Proofing - Work of Interdum Control (Note Proofing - Work of I		Flood Risk Zone 3A (High Vulnerability)			Is there education/ site requirements? What is the broad i local shopping serv community opport	community/health facility capacity for capacity for capacity of the site to local road naccessibility of the site to local road nacces, public transport, education and unities?	etwork,		
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Critical Drainage Area Source Protection Zone Predominantly Flat Electricity pylons run beside the northern edge of the site. Predominantly Flat Electricity pylons run beside the northern edge of the site. Electricity pylons run beside the no		Surface Water Flooding – % of land within 1 in 1000 incidence (less)							
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	Category 2:	HSE COMAH Middle or Outer Zone							
mining) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone)	Constraints	Landfill sites, Contaminated land Minerals Legacy (quarries and coal	*						
High Voltage electricity line(+10m		mining) Minerals Safeguarded Area							
		High Voltage electricity line(+10m							



Category 1: Significant Constraints Category 2: Constraints	Ground Co Site Topography	Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Ground Conditions & Contamination Site Predominantly Flat Topography Gentle Slope Undulating Steep Slope	Vulnerability) Groundwater Flooding —% of land within 1 in 30 incidence (high) Surface Water Flooding —% of land within 1 in 100 incidence (medium) Surface Water Flooding —% of land within 1 in 100 incidence (medium) Surface Water Flooding —% of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 1: Significant Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Zero/Low Impact - no or minimal mitigation mitigation required required	Electricity pylons and a high voltage electricity line run through and along the edge of the site.	or minimal mitigation mitigation required required required	e Source Protection Zone.	Zero/Low Impact - no or minimal mitigation mitigation required required	Does the site have any historical or archaeological significance? The site is situated close to the Warden law prehistoric burial mound.
High Impact — Site forms part of the Green Belt. significant mitigation required	Suitability and Deliverability Ough and What is considered suitable on the site? Agriculture How many homes could be provided? 108 20dpha How many jobs could the site provide for? Site Appraisal Conclusion	significant mitigation required	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	High Impact — significant mitigation required Is the proposed development site designated as open space or playing fields? Natural greenspace Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	Green Infrastructure Category 1: Significant Constraints Village Green Category 2: Category 2: Public Open Space/Playing Field/Play Constraints Area
Site is considered suitable for development development Site is considered potentially suitable for development development	pha	or minimal mitigation required significant mitigation required	No suitable access due to rural location. Remo	Zero/Low Impact - no or minimal mitigation required required required	Forms a central part of a Green Infrastructure Corridor.



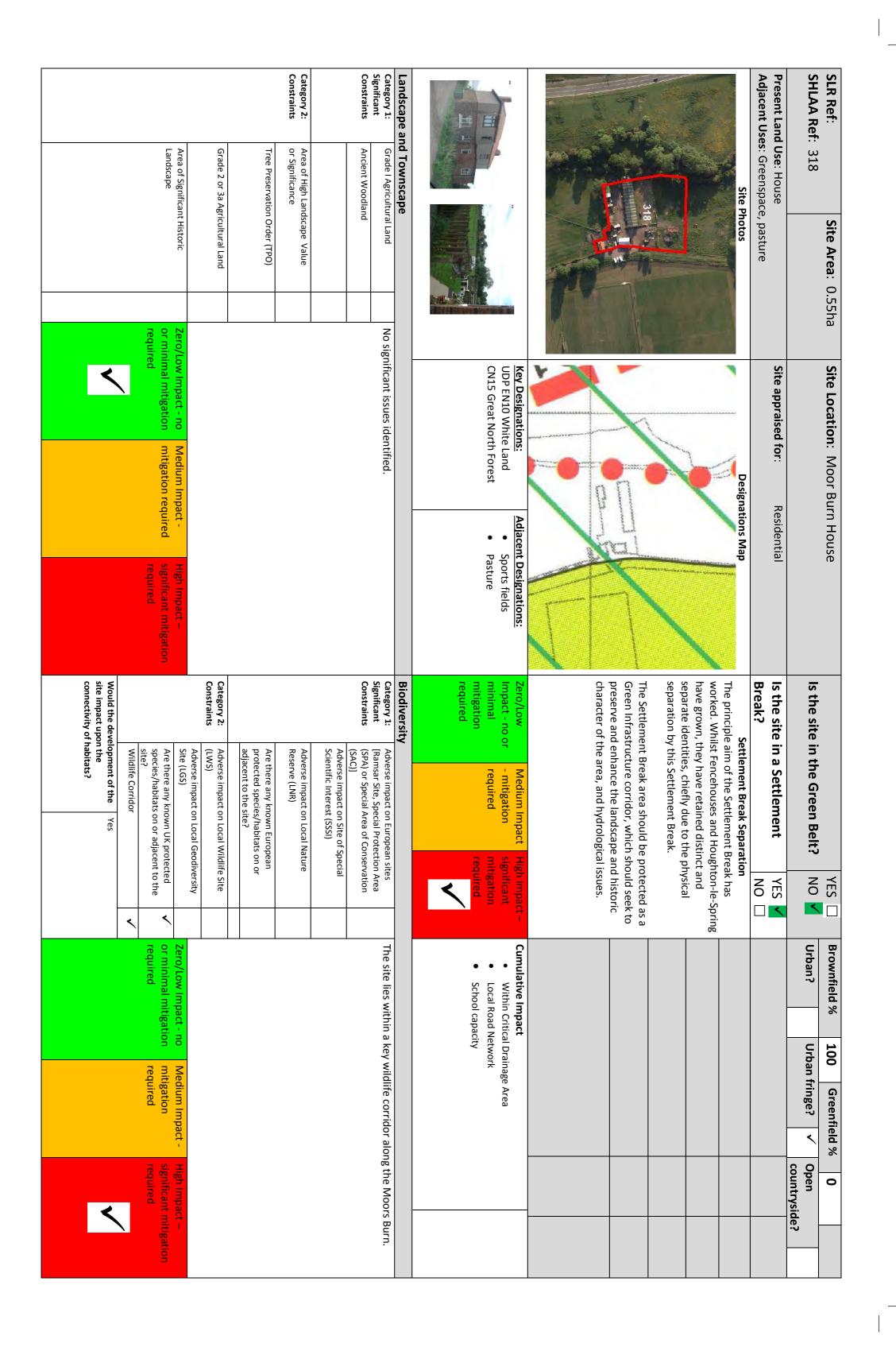
Historic En	Environment and Culture			rastr	Forms a post-of part of a Cropp Infractive time Corridor
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? The site is situated close to the Warden law prehistoric burial mound and lies adjacent to the former Hetton Colliery Railway.	burial mound and lies Significant Constraints	aints Historic Park or Garden (EH LIST) Willage Green	Forms a central
	World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard	
	Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	aints Public Open Space/Playing Field/Play	
Category 2:	Grade II Listed Building/Structure			Natural greenspace	
	Conservation Area			Allotment	
	Archaeological Site (Known & potential)	✓ Zero/Low Impact - no Medium Impact - required Medium Impact - Figure 1	High Impact – significant mitigation required	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required
		•		Is the proposed development site designated as open space or playing fields?	-
Flooding			Infras	Infrastructure and Services	
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Part of the site is affected by 1:30 incident surface water flooding. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Potential access from the south. Remote from local facilities.
	Flood Risk Zone 3A (High Vulnerability)		Is there site req	Is there education/community/health facility capacity for site requirements?	
			What is local sh	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - Forminimal mitigation mitigation required s	act – it mitigation	Remote from local facilities.	Zero/Low Impact - no or minimal mitigation
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	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	<5%			
	Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	5%	•		
	Source Protection Zone				
Ground Co	Ground Conditions & Contamination				
Site Topography	Predominantly Flat	Electricity pylons run through the centre of the site		What is considered suitable on the site? Agriculture How many homes could be provided? 165 20dpha	
	Gentle Slope	\	How m	for?	
	Undulating		Site A	Site Appraisal Conclusion	
	Steep Slope			יאירות מוכות מו	
Category 1:	Health & Safety Executive (HSE)	Zero/Low Impact - no Medium Impact - H	High Impact – Site fo	Site forms part of the Green Belt.	Site is considered
Significant Constraints	COMAH Development Proximity or Inner Zone	mitigation required	igation		suitable for development
	Electricity Pylon (+ 10m buffer zone)		equiled		מפעפוסף
Category 2:	HSE COMAH Middle or Outer Zone				
Collocialities	Minerals Legacy (quarries and coal mining)		<		
	Minerals Safeguarded Area High Voltage electricity line(+10m				
	buffer zone)				



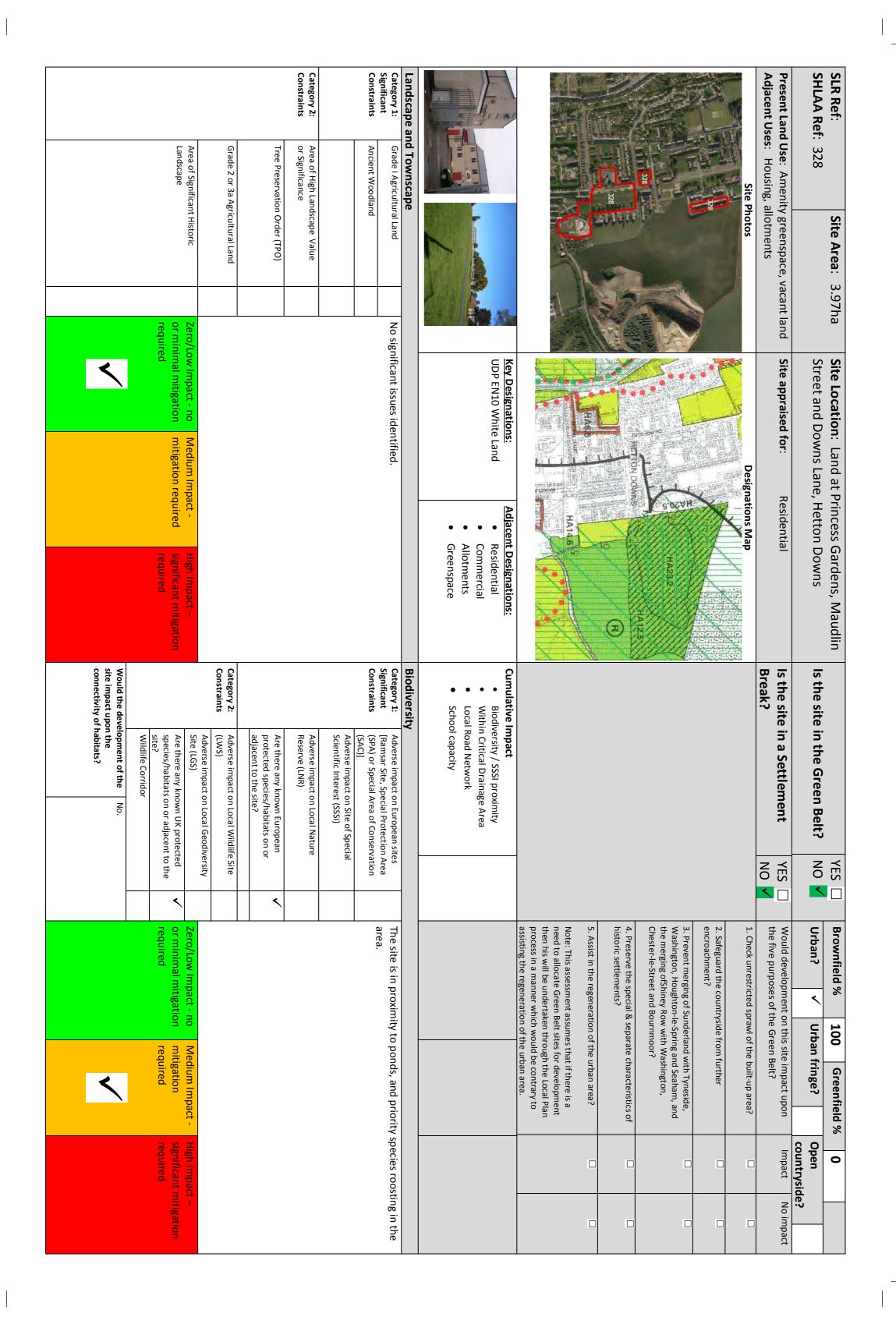
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Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone Conditions & Contamination Predominantly Flat y Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Archaeological Site (Known & potential)
Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 2(Medium Vulnerability) Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Conditions & Contamination Predominantly Flat y Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	
Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability) Flood Risk Zone 2(Medium Vulnerability) Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Conditions & Contamination Predominantly Flat y Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	
Flood Risk Zone 3A (High Vulnerability) Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding — % of land within 1 in 30 incidence (high) Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Safeguarded Area High Voltage electricity line(+10m	Flood Risk Zone 3B (Functional Floodplain)
Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Conditions & Contamination Predominantly Flat Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Flood Risk Zone 3A (High Vulnerability)
Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Predominantly Flat Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding
Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Source Protection Zone Predominantly Flat Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	land
Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Source Protection Zone Predominantly Flat Ography Gentle Slope Undulating Steep Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	land lium)
Source Protection Zone Sound Conditions & Contamination Predominantly Flat Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	2
predominantly Flat ography Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Electricity Pylon (2: Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Source Protection Zone
Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) ggory 2: HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	ditions & Contamination
Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Predominantly Flat
Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Ф
	Steep Slope
	Health & Safety Executive (HSE) COMAH Development Proximity or
	Electricity Pylon (+ 10m buffer zone)
Minerals Safeguarded Area High Voltage electricity line(+10m	Landfill sites, Contaminated land
High Voltage electricity line(+10m	mining) Minerals Safeguarded Area
buffer zone)	High Voltage electricity line(+10m buffer zone)

Area of Sig Landscape	Grade 2 or	Tree Press	Category 2: Area of High La Constraints or Significance			Category 1: Grade Agricultur	landscape and Towns							Present Land Use: Adjacent Uses:	SLR Ref: SHLAA Ref: 305
mificant Historic	· 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape Value or Significance			ral Land	Cape				305 . <u>Simusta</u>		Site Photos		Site Area: 0.73ha
Zero/Low Impact - no or minimal mitigation mitigation required					c	No significant issues identified.	-	Wey Designations: UDP HA1.3 Employment land					Designatio	Site appraised for: Resi	Site Location: Dubmire Inc
ired significant mitigation required w	0.0				c Si	Ω.	D	 Adjacent Designations: Employment land Residential 	70				ons Map	sidential and Employment li	Dubmire Industrial Estate Phase 1
Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor Would the development of the site impact upon the connectivity of habitats?	Category 2: Adverse impact on Local Wildlife Site Constraints (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)		Category 1: Adverse impact on European sites	Rindiversity	 Cumulative Impact Within Critical Drainage Area Local Road Network School capacity 						Is the site in a Settlement Break?	Is the site in the Green Belt?
t to the	fe Site versity	or -	Ф	ial	n Area vation	tes	_							YES □	NO YES
Zero/Low Impact - no or minimal mitigation required						Site is in vicinity of bat roosts.	-		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special & separate characteristics of historic settlements?5. Assist in the regeneration of the urban area?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, ar the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Brownfield % 100 Urban?
Medium Impact - Hi mitigation required re						osts.			ss that if there is a res for development rough the Local Plan uld be contrary to he urban area.	rate characteristics of the urban area?	rging of Sunderland with Tyneside, Houghton-le-Spring and Seaham, and ofShiney Row with Washington, reet and Bournmoor?	rom further	of the built-up area?	act upon	Greenfield %
High Impact – significant mitigation required														Impact No impact	Open countryside?

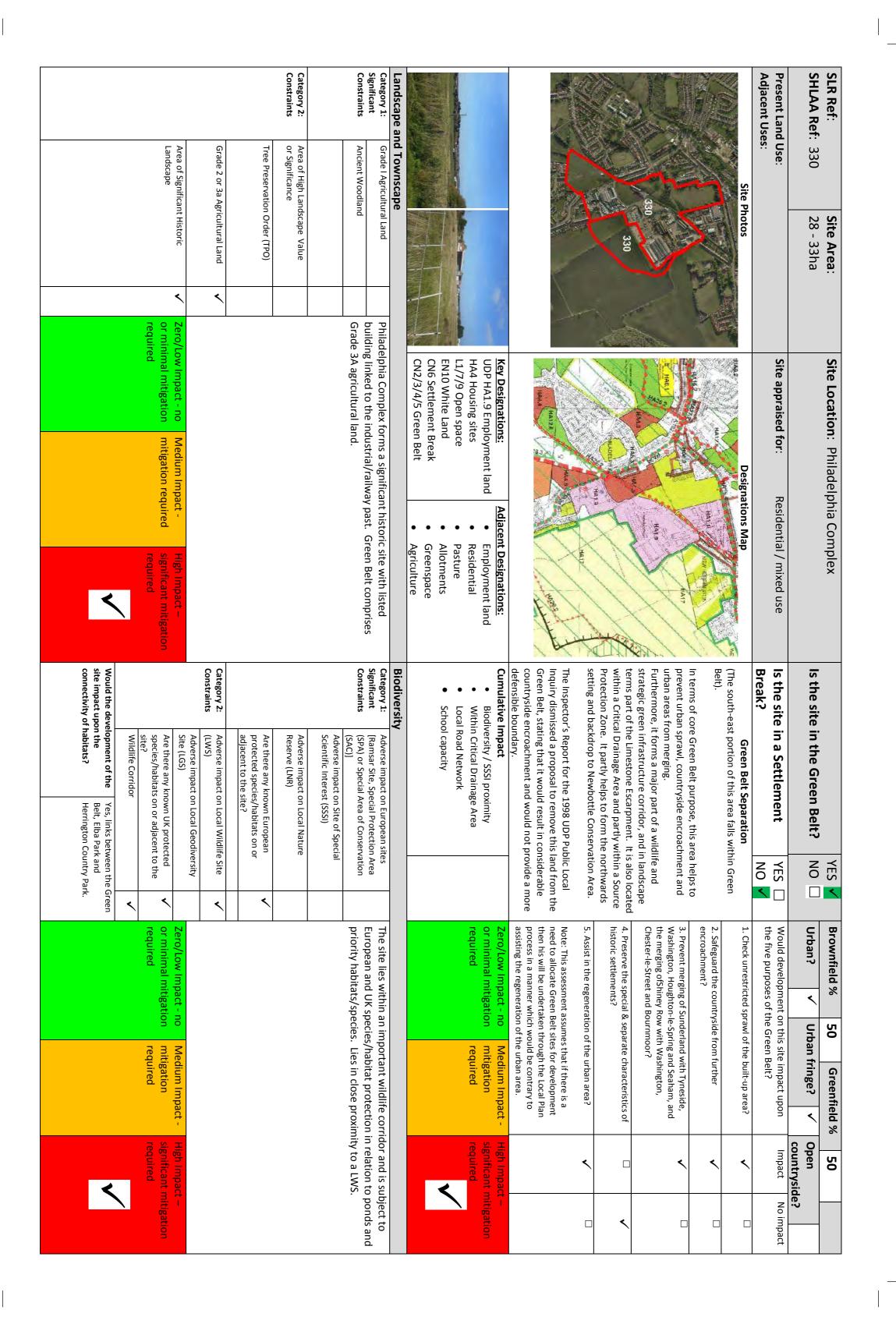
Category 1: Significant Constraints Category 2: Constraints	Ground Co Site Topography	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic Er Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Ground Conditions & Contamination Site Predominantly Flat Topography Gentle Slope Undulating Steep Slope	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Zen or r req	No No	7 cen or req <5% <5%	The	Zen or r	Doe No 2
Zero/Low Impact - no or minimal mitigation required	No significant issues identified.	Zero/Low Impact - no or minimal mitigation required	The site lies within a Critical Drainage Are groundwater flooding.	Zero/Low Impact - no or minimal mitigation required	Does the site have any historic No significant issues identified.
Medium Impact - mitigation required	entified.	Medium Impact - mitigation required	9	Medium Impact - mitigation required	Does the site have any historical or archaeological significance? No significant issues identified.
High Impact – significant mitigation required		High Impact — significant mitigation required	Low incidence potential of	High Impact – significant mitigation required	ignificance?
Currently all Land Review an employm Residential c	What is conside How many hom How many jobs Site Apprai	Within accessible location.	Infrastructure and S Is there road capacity for si Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is the proposed designated as c	Green Infrastructure Category 1: Historic Significant Constraints Village (Cemete Category 2: Public O Constraints Area
Currently allocated employment land. Employment Land Review recommends that the site is retained as an employment land to meet identified needs. Residential development would be inappropriate.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	ble location.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? No.	Historic Park or Garden (EH List) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
S	ment Use 27dpha	zer or r req		Zer	
Site is considered suitable for development		Zero/Low Impact - no or minimal mitigation required	Access from the east. The Newbottle, Dubmire housing development prentry school.	Zero/Low Impact - no or minimal mitigation required	No significant issues identified.
Site is considered potentially suitable for development		Medium Impact - mitigation required	e and Houghton area	Medium Impact - mitigation required	ntified.
Site is not considered suitable for development Residential		High Impact – significant mitigation required	Access from the east. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	High Impact – significant mitigation required	



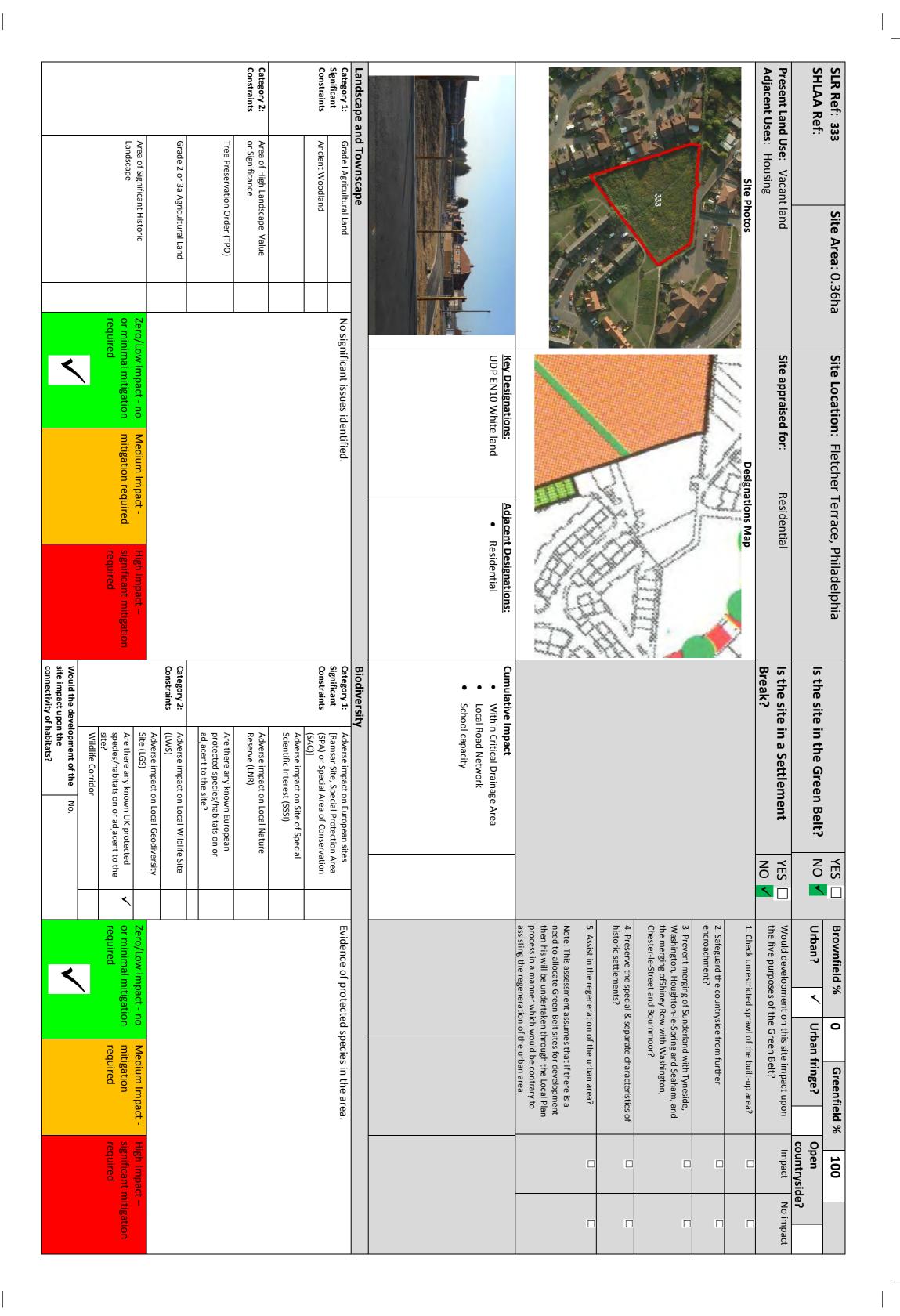
Historic Env Category 1: Significant Constraints Category 2: Category 2:	Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure Constraints Conservation Area Archaeological Site (Known & potential)	Does the site have any historical or archaeological significance? No significant issues identified. Zero/Low Impact - no or minimal mitigation required required Medium Impact - significant mitigatio required				Green Infrastructure Category 1: Significant Constraints Category 2: Category 2: Constraints Canstraints Canstraints Natural greenspace Allotment Public Open Space/Playing Field/Play Area Natural greenspace Allotment Sthe proposed development site designated as open space or playing fields? Infrastructure and Services	Green Infrastructure Category 1: Significant Constraints Category 2: Category 2: Category 2: Public Open Space/Playing Field/Play Area Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? Infrastructure and Services
	Archaeological Site (Known & potential)	w Impact - no Medium Impact - al mitigation mitigation required		Public Right (cycleway/ foot) Green Infrast svelopment site	of Way coath/bridleway) tructure corridor No.	way h/bridleway) ucture corridor	way h/bridleway) ucture corridor ✓
Flooding Category 1: Significant	Flood Risk Zone 3B (Functional	The site lies within a Critical Drainage Area and beside the Moors Burn and functional floodplain. Part of the site is affected by 1:30 incidence		and Sercity for site	vices traffic generation?	on?	Vices Suitable for small residential, utilising existing access. capacity for site Fraction of the properties of th
Constraints	Flood Risk Zone 3A (High Vulnerability)	surface water flooding. Low incidence potential of groundwater flooding.	requirements? Is there education/commusite requirements? What is the broad accessiblocal shopping services, pulcommunity opportunities?	/comm access vices, p	requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road ne local shopping services, public transport, education and community opportunities?	nity/health facility capacity for lilty of the site to local road network, blic transport, education and	The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form ibility of the site to local road network, public transport, education and entry school.
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	or minimal mitigation mitigation required required required required		ties i	Nearest local facilities in Houghton town centre.		n Houghton town centre. or minimal mitigation required
	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area						
Ground Cor	Ground Conditions & Contamination		Suitability and Deliverability	<u> </u>	Deliverability	Deliverability	Deliverability
Site Topography	Predominantly Flat Gentle Slope Indulating	No significant issues identified.	What is considered suitable on the site How many homes could be provided? How many jobs could the site provide		Residen 15 for?		Residen 15
	Steep Slope		Site Appraisal Conclusion		l Conclusion	l Conclusion	l Conclusion
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation mitigation required required		→ • • •	able for development if major ne.	le for development if major issues	Site is considered suitable for development if major issues development development
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)						



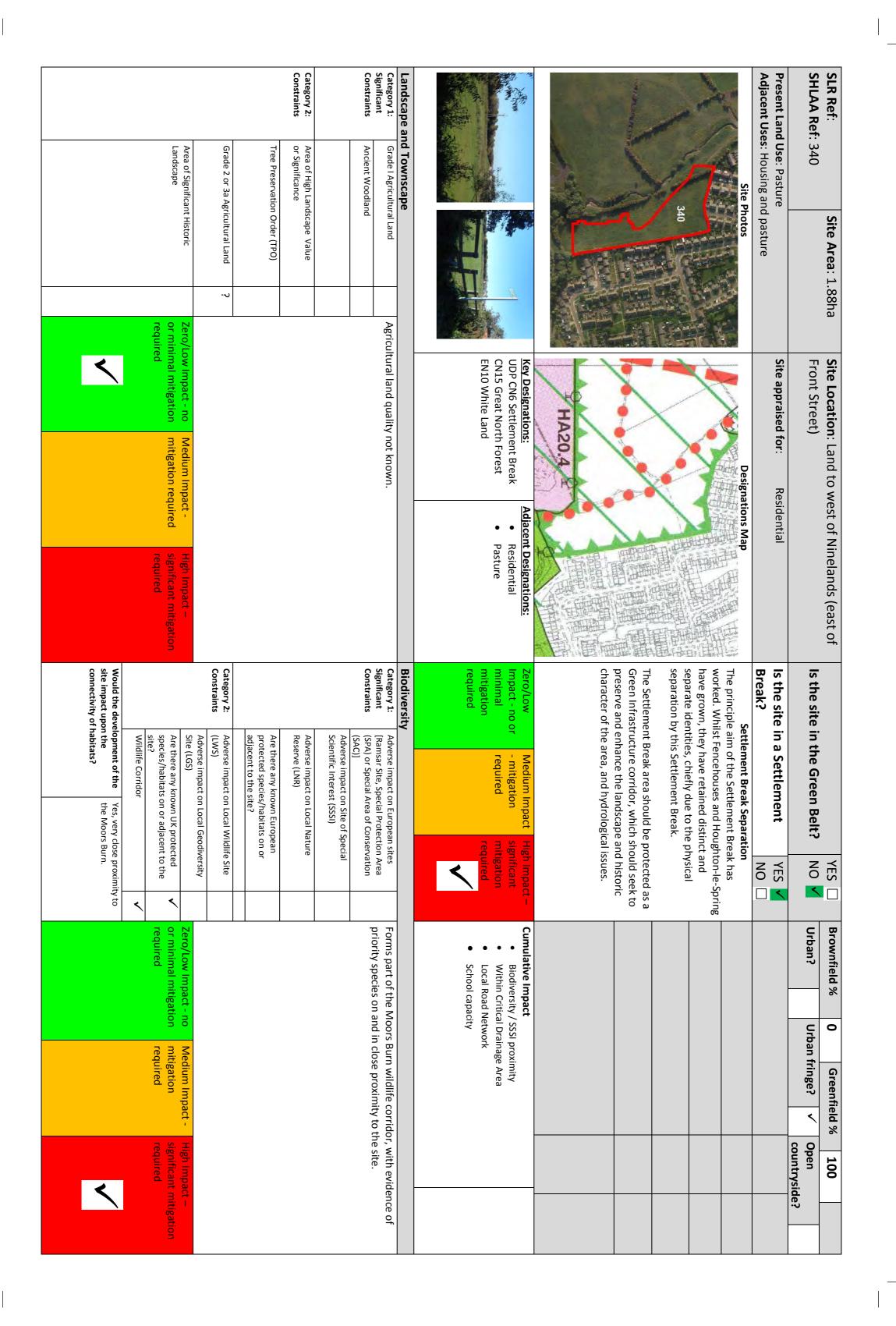
Category 1: Significant Constraints Category 2: Constraints	Ground Col Site Topography	Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic Env Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Ground Conditions & Contamination Site Predominantly Flat Topography Gentle Slope Undulating Steep Slope	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 1: Significant Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Zero/Low Impact - no or minimal mitigation mitigation required	No significant issues identified.	or minimal mitigation mitigation required required	a Critical Drainage Area and So potential of groundwater flooc	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required	Does the site have any historical or archaeological significance? Site where Liverpool FC's Manager Bob Paisley grew up.
High Impact – significant mitigation required		significant mitigation required	urce Protection Zone. ling.	High Impact – significant mitigation required	nificance?
Site considered suitable for development	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Within accessible location.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? Natural greenspace Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site was built development.	Green Infrastructure Category 1: Significant Constraints Cemetery / Churchyard Category 2: Constraints Category 2: Constraints Public Open Space/Playing Field/Play Area
Site is considered suitable for development	Residential 130 44dpha	or minimal mitigation required	Access from The Hetton local school	Zero/Low Impact - no or minimal mitigation re corridor required Yes, though most of the site was built development.	Part of the site forms amenity greenspace
Site is considered potentially suitable for development		mitigation required	existing road network. Downs and North Road area places further capacity to the north and the Hetton area.	Medium Impact - mitigation required	menity greenspace
Site is not considered suitable for development		significant mitigation required	n existing road network. Downs and North Road area places further pressure on capacity to the north and the Hetton area.	High Impact – significant mitigation required	



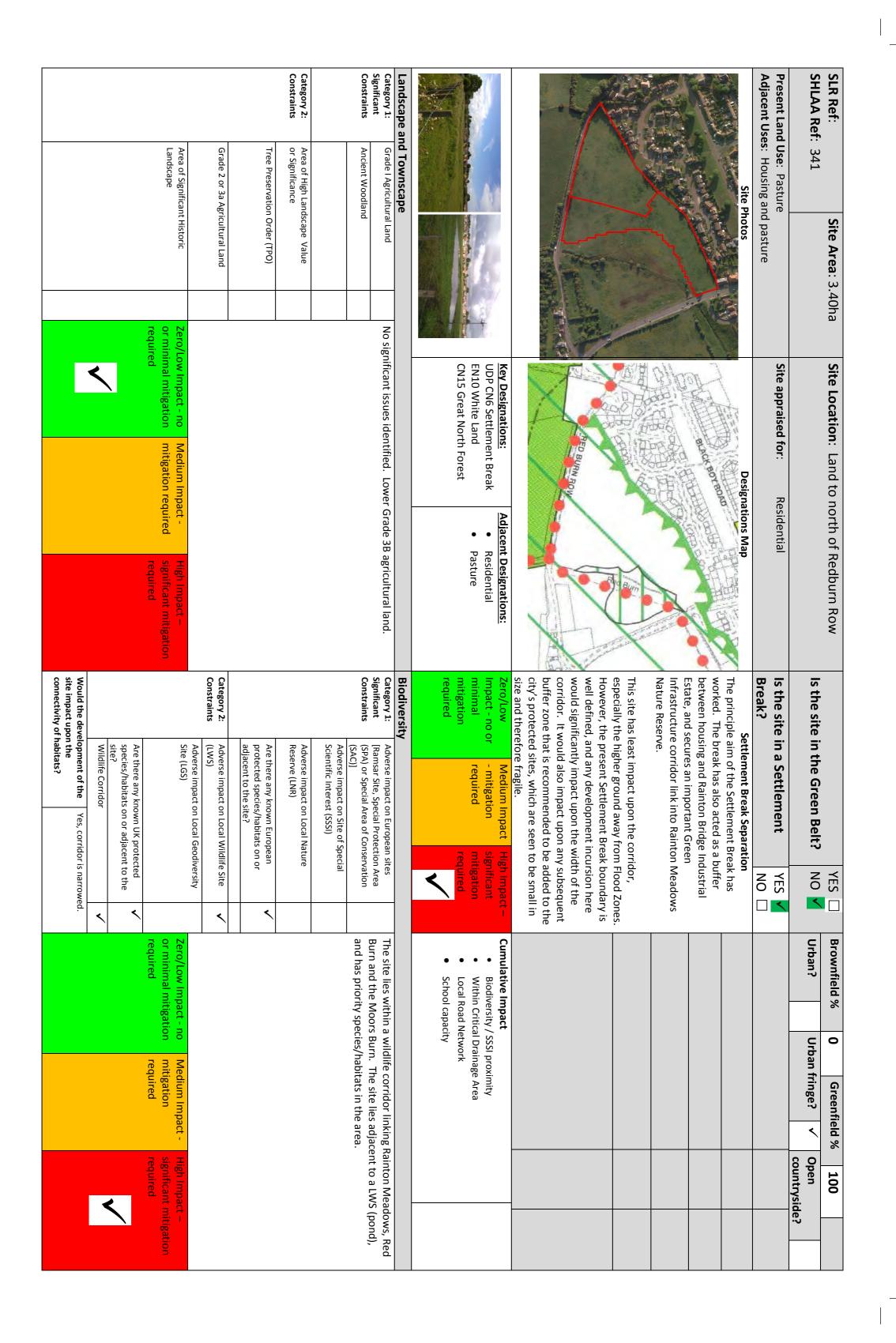
Historic Env	Historic Environment and Culture		Green Infrastructure	tructure			
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? Philadelphia Complex contains 5 listed buildings and 2 unlisted historic	Category 1: Significant	Historic Park or Garden (EH List)	The site includes 8 hectares of greenspace and forms a Green Infrastructure Corridor (with Public Right of Way) linking Elba Park	ares of greenspace and	d forms a Green Vav) linking Elba Park
Constraints		buildings that relate to the industrial/railway heritage of the mid-19 th Century, as well as beneath ground archaeology.		Village Green	and Herrington Country Park.	Park.	0
	World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard			
	Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area	<		
Category 2:	Grade II Listed Building/Structure			Natural greenspace	<		
	Conservation Area			Allotment			
	Archaeological Site (Known & potential)	v Impact - no Medium Impact - nal mitigation mitigation required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation	High Impact – significant mitigation
		- chaired	Is the proposed development site designated as open space or playi fields?	Is the proposed development site Yes, natural and designated as open space or playing amenity greenspace fields?		- edull ed	< li>Indianal control
Flooding			Infrastructur	Infrastructure and Services			
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Critical Drainage Area and is affected in places by 1:30 incidence surface water flooding. Low incidence potential of	Is there road capa	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Approved subject to developer contribution.	veloper contribution.	
	Flood Risk Zone 3A (High Vulnerability)	giodilawater nooding.	Is there education/ site requirements?	Is there education/community/health facility capacity for site requirements?	Scilool blaces agreed at 3100 stage.	STOO Stage:	
			What is the broad accessib local shopping services, pul community opportunities?	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	/ork,		
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Medium Impact -		Nearest local facilities at Shiney Row or Houghton town centre.	Zero/Low II	Medium Impact -	High Impact —
	Groundwater Flooding	required mitigation mitigation required significant mitigation required required			or minimal mitigation required	mitigation required	required
	Surface Water Flooding – % of land within 1 in 30 incidence (high)						
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)					<	
	Surface Water Flooding – % of land 30%					•	
	Critical Drainage Area						
	Source Protection Zone						
Ground Cor	Ground Conditions & Contamination		Suitability an	Suitability and Deliverability			
Site	Predominantly Flat	The site lies within a coal referral area.	What is considere	What is considered suitable on the site? Residentia	Residential / mixed use		
Topography			How many homes	500	24dpha		
	Gentle Slope		How many jobs co	How many jobs could the site provide for?			
	Steep Slope		Site Appraisal Conclusion	al Conclusion			
Category 1:	Health & Safety Executive (HSE)	Medium Impact			Cita is considered	Site is considered	Site is not considered
Significant	COMAH Development Proximity or	or minimal mitigation mitigation required significant mitigation		Major obstacles to overcome, but application	suitable for	potentially	suitable for
Collstrailles	Electricity Pylon (+ 10m buffer zone)	required	submitted that overcomes outside of the Green Belt).	submitted that overcomes these issues (for land outside of the Green Belt).	development	suitable for development	development
Category 2:	HSE COMAH Middle or Outer Zone						
Constraints	Landfill sites, Contaminated land Minerals Legacy (quarries and coal	<			<		
	mining)						
	High Voltage electricity line(+10m						
	buffer zone)						



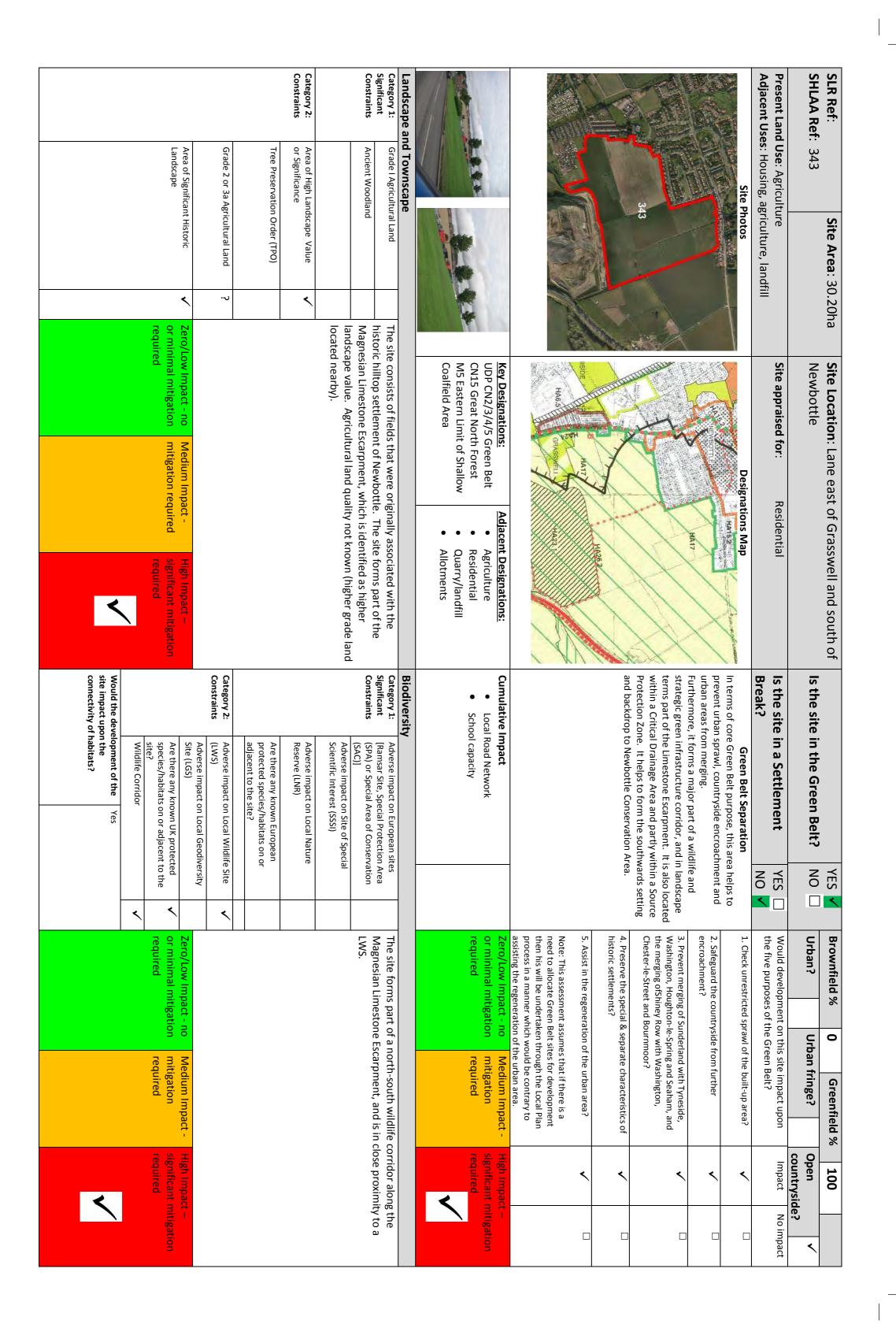
Category 1: He Significant CO Constraints Ele Category 2: HS Constraints Lar Mi	Ur Ste	Ge	Site Pro Topography	Ground Condit	So	Cri Wi	w _i :	Su	Gr	Category 2: Flo Constraints Vu	FIC Vu	Constraints			Ar po	Co	Category 2: Gra	Gr Bu	W _i	Significant (+ Constraints	Historic Enviro Category 1: Sch
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Undulating Steep Slope	Gentle Slope	Predominantly Flat	Ground Conditions & Contamination	Source Protection Zone	within 1 in 1000 incidence (less) Critical Drainage Area	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	Surface Water Flooding – % of land within 1 in 30 incidence (high)	Groundwater Flooding	Flood Risk Zone 2(Medium Vulnerability)	Flood Risk Zone 3A (High Vulnerability)	Floodplain)	20d Bisk 7000 20 (Final)		Archaeological Site (Known & potential)	Conservation Area	Grade II Listed Building/Structure	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	(+ 50m buffer zone if not designated)	Historic Environment and Culture Category 1: Scheduled Ancient Monument
Zero/Low Impact - no or minimal mitigation required			✓ No significant issues identified	_		<				Zero/Low Impact - no Norminimal mitigation In		groundwater flooding.	1	<	Zero/Low Impact - no or minimal mitigation required					No.	Does the site have any historical or archaeological significance?
Medium Impact - smitigation required r			ified.			I	<			Medium Impact -		zal Drainage Area. Low ir			Medium Impact - the mitigation required the mitigation						orical or archaeological sign
High Impact – significant mitigation required									required	High Impact – significant mitigation		Low incidence potential of			High Impact — significant mitigation required						nificance?
Site has planning approva suitable for development.	Site Appraisal Conclusion	How many jobs coul	What is considered suitable on the site? How many homes could be provided?	Suitability and Deliverability						Nearest local facilitie	Is there education/commu site requirements? What is the broad accessib local shopping services, pure community opportunities?	Is there water and se requirements?	Infrastructure and Services	Is the proposed development site designated as open space or playing fields?	0 7			Category 2:			Green Infrastructure Category 1: Historic
Site has planning approval and is considered suitable for development.	Conclusion	How many jobs could the site provide for?	ē;							Nearest local facilities at Houghton town centre.	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Is there water and sewerage capacity for site requirements?	and Services	96	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Allotment	Natural greenspace	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Village Green	ucture Historic Park or Garden (EH List)
dered			Residential 6 17dpha								racity for road network, on and			Yes, as allotments.				eld/Play			l List)
Site is considered suitable for development							<		required	Zero/Low Impact - no or minimal mitigation		Access from the north.			Zero/Low Impact - no or minimal mitigation required						No significant issues identified.
Site is considered potentially suitable for development									required	Medium Impact - mitigation					Medium Impact - mitigation required						ntified.
Site is not considered suitable for development									required	High Impact – significant mitigation				<	High Impact — significant mitigation required						



Historic Env Category 1:	Historic Environment and Culture Category 1: Scheduled Ancient Monument Circle Land Control of the Control of	Does the site have any historical or archaeological significance?		Historic Park or Garden (EH LIST)	Forms part of the Green Infrastructure Corridor between Chilton
Significant Constraints	(+ 50m buffer zone if not designated)	No significant issues identified.	Significant Constraints	Village Green	
	World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard	
	Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area	
Category 2: Constraints	Grade II Listed Building/Structure			Natural greenspace	I
	Conservation Area			Allotment	
	Archaeological Site (Known & potential)	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required required required	High Impact – significant mitigation required	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	
		<	Is the proposed designated as of fields?	Is the proposed development site designated as open space or playing fields?	
Flooding			Infrastructi	Infrastructure and Services	
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The central part of the site forms part of the functional floodplain of the Moors Burn, and half of the overall site is subject to Flood Zone 2. The site lies within a Critical Drainage Area and is subject in parts to 1:30	the he	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	
	Flood Risk Zone 3A (High Vulnerability)	incidence surface water flooding beyond the Flood Zones. Low incidence potential of groundwater flooding.		Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Dacity for I road net
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - High Imp or minimal mitigation mitigation required required required	High Impact – significant mitigation required Limited accessibility	ibility	
	Surface Water Flooding – % of land within 1 in 30 incidence (high)				
	Surface Water Flooding – % of land within 1 in 100 incidence (medium) 15%		<		
	Surface Water Flooding – % of land within 1 in 1000 incidence (less) 30%				
	Critical Drainage Area Source Protection Zone				
Ground Con	Ground Conditions & Contamination		Suitability	Suitability and Deliverability	
Site	Predominantly Flat	The site lies within a Coal Referral Area.	What is conside	What is considered suitable on the site?	Pasture / floodplain
Topography			How many hon	How many homes could be provided?	48 28dpha
	Gentle Slope Undulating		How many jobs	How many jobs could the site provide for?	
	Steep Slope		Site Apprai	Site Appraisal Conclusion	
Category 1:	Steep Stope Health & Cafety Evecutive (HSE)	Modium Import			
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	Zero/Low Impact - no Medium Impact - High or minimal mitigation mitigation required signi	High Impact – Significant mitigation Not suitable	Not suitable for development - fundamental	ındamental
Constraints	Electricity Pylon (+ 10m buffer zone)			flooding, access and Settlement Break issues.	Break issues.
Category 2:	HSE COMAH Middle or Outer Zone				
Constraints	Landfill sites, Contaminated land Minerals Legacy (quarries and coal ✓	***			
	mining) Minerals Safeguarded Area				
	buffer zone)				



Historic Environr Category 1: Schee	Historic Environment and Culture Category 1: Scheduled Ancient Monument	Does the site have any historical or archaeological significance?		Green Infrastructure Category 1: Historic	ucture Historic Park or Garden (EH List)	Site forms p	oart of a Green Infrastructure Corridor between Rainton
Significant (+ 50 Constraints	(+ 50m buffer zone if not designated)	Local archaeological significance.			Village Green	Meadows a	Meadows and the Moors Burn. A right of way passes across the site.
Worl	World Heritage Site & Setting (+ candidate)			Ce	Cemetery / Churchyard		
Grad Build	Grade I/Grade II*Listed Building/Structure			Category 2: Publi	Public Open Space/Playing Field/Play Area		
Constraints Grad	Grade II Listed Building/Structure			Na Na	Natural greenspace		
	Conservation Area			A	Allotment		
				1	•		
Archaeolo potential)	Archaeological Site (Known & 🗸 potential)	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required required	High Impact – significant mitigation required	(cy Gr	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - noor minimal mitigationrequired	mpact - no Medium Impact - mitigation mitigation required
		•		Is the proposed development site designated as open space or playing fields?	opment site No.		
Flooding	_			Infrastructure and Services	nd Services		
Category 1: Floor Significant Floor Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Critical Drainage Area, and a small part of the site is subject to Flood Zone 2. The site is also subject to 1:30 incidence is subject to 1:30 incidence.	site	Is there road capacity Is there water and sew requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Access thro	Access through recently approved scheme. The Newhottle Dubmire and Houghton area is subject to cumulative
Flooi Vuln	Flood Risk Zone 3A (High Vulnerability)	groundwater flooding.		Is there education/commu site requirements? What is the broad accessib local shopping services, pu	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		housing development pressure which equates to a new two-form entry school.
	Flood Risk Zone 2(Medium	Medium Impact -		Nearest local facilities	Nearest local facilities at Fence Houses / Dubmire.		
Grou	Groundwater Flooding	or minimal mitigation mitigation required s required r	significant mitigation required			or minimal required	mitigation mitigation required
Surfa withi	Surface Water Flooding – % of land within 1 in 30 incidence (high)						
Surfa	Surface Water Flooding – % of land 10%						
Surfa withi	Surface Water Flooding – % of land 15% within 1 in 1000 incidence (less)		<				
Critic	Critical Drainage Area						
Sour	Source Protection Zone						
Ground Conditio	Ground Conditions & Contamination			Suitability and Deliverability	eliverability		
	Predominantly Flat	No significant issues identified.		What is considered suitable on the site?	e? Residen	ial	
Topograpny	2			How many homes could be provided?	70	42dpha	
Gent	Gentle Slope			How many jobs could the site provide for?	the site provide for?		
Undu	Undulating			Site Appraisal Conclusion	nclusion		
	Steep Slope			Out Applaisal Co			
Category 1: Healt	Health & Safety Executive (HSE)	Medium Impact -	High Impact —			Site is co	
	COMAH Development Proximity or	or minimal mitigation mitigation required s	significant mitigation	Site considered su	Site considered suitable for development if major	suitable for	le for potentially
	Electricity Pylon (+ 10m buffer zone)	required	required	issues can be overcome.	come.	develo	development suitable for development
	HSE COMAH Middle or Outer Zone						
Mine	Minerals Legacy (quarries and coal					•	
Mineral	Minerals Safeguarded Area						
High Voltago buffer zone)	High Voltage electricity line(+10m buffer zone)						

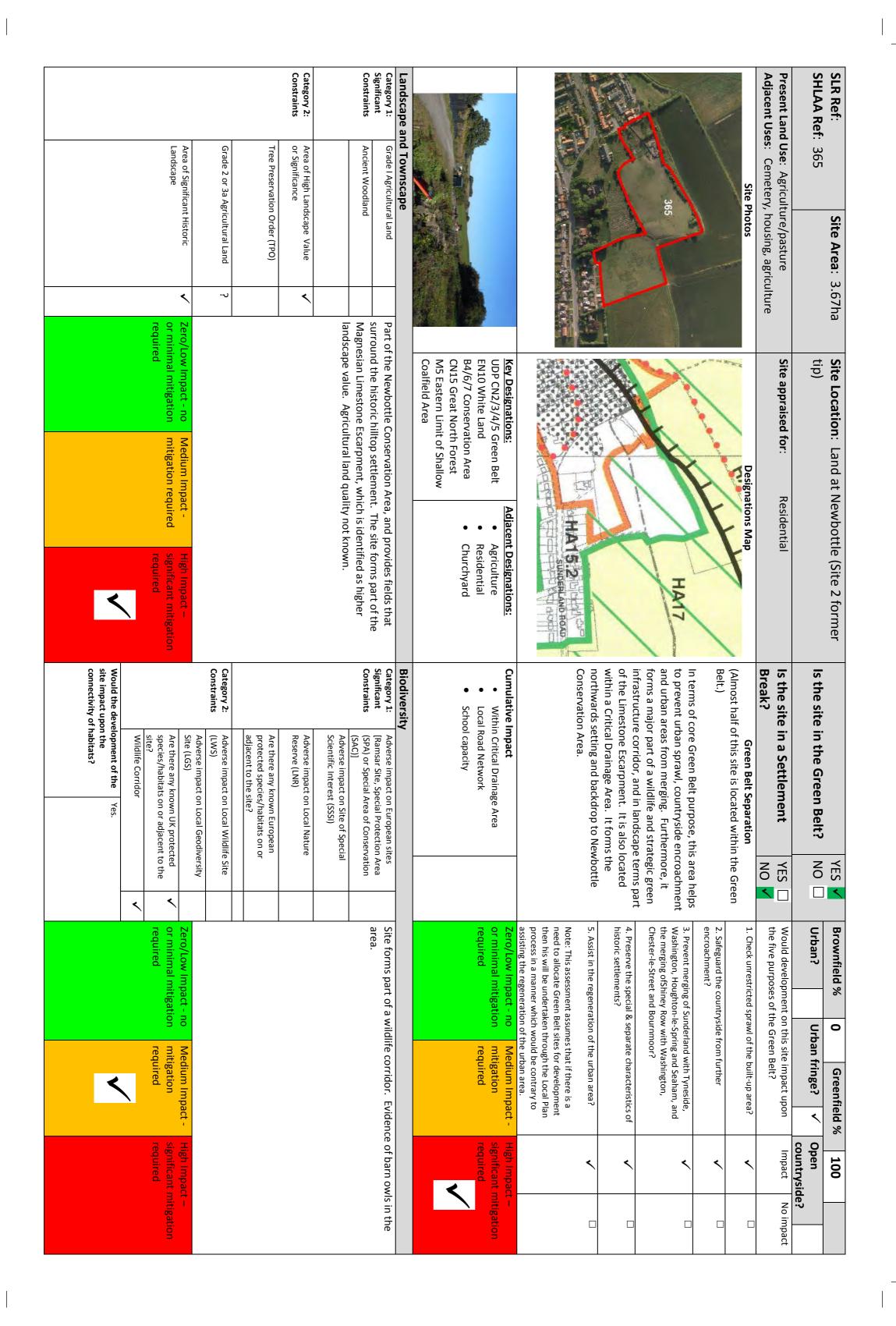


Category 1: Significant Constraints Category 2: Constraints	Ground Con Site Topography	Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic Env Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Ground Conditions & Contamination Site Predominantly Flat Topography Gentle Slope Undulating Steep Slope	Vulnerability) Vulnerability) Groundwater Flooding — % of land within 1 in 30 incidence (high) Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 1: Significant Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
zero/Low Impact - no or minimal mitigation mitigation required	No significant issues identified.	or minimal mitigation mitigation required required	oriti	Zero/Low Impact - no or minimal mitigation mitigation required	Does the site have any historical or archaeological significance? The site lies adjacent (and provided the backdrop to) Newbottle Conservation Area, and is directly adjacent the grade II listed Cellar Hill House.
High Impact – significant mitigation required		significant mitigation required	ource Protection Zone. subject to 1:30 potential of	High Impact – significant mitigation required	gnificance? Newbottle Conservation Hill House.
Site forms par	Suitability and Deliverabi What is considered suitable on the How many homes could be provid How many jobs could the site prov Site Appraisal Conclusion	Limited accessibility.	Infrastructure and S Is there road capacity for si Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, put community opportunities?	Allotment Allotment Public Right (cycleway/ foot) Green Infras: Is the proposed development site designated as open space or playing fields?	Green Infrastructure Category 1: Significant Constraints Cemete Category 2: Category 2: Category 2: Category 2: Constraints
Site forms part of the Green Belt.	site? ed? /ide for?	ity.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	Historic Park or Garden (EH LIST) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
	Agriculture 450 20dpha	7.0		< <	
Site is considered suitable for development		or minimal mitigation required	Site to be served be more than 1 access. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	Zero/Low Impact - no or minimal mitigation required	Site forms part of a Green Infrastructure Corridor. passes across the site.
Site is considered potentially suitable for development		mitigation required	re than 1 access. e and Houghton area i essure which equates	Medium Impact - mitigation required	en Infrastructure Corri
Site is not considered suitable for development		significant mitigation required	s subject to cumulative to a new two-form	High Impact – significant mitigation required	dor. A right of way

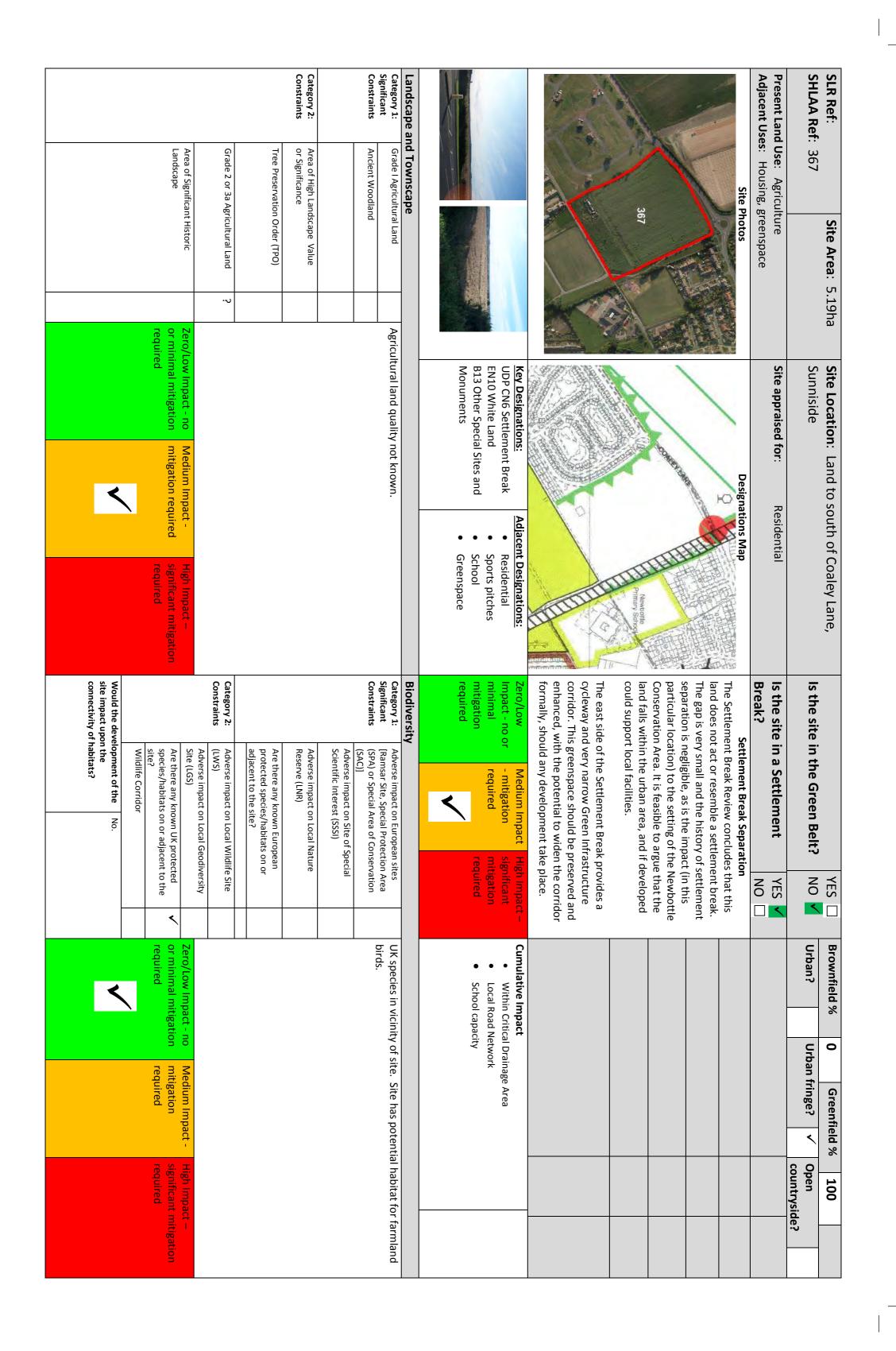
			Category 2: Constraints		Category 1: Significant Constraints	Landscape an									Present Land Adjacent Use	SHLAA Ref:	SLR Ref:
	Area of Significant Historic	Tree Preservation Order (TPO)	Area of High Landscape or Significance		Grade I Agricultural Land Ancient Woodland	and Townscape						34		Site Ph	Present Land Use : Pasture Adjacent Uses : Woodland, pasture	344	
	f Significant Historic		scape Value		al Land	-								Photos	pasture and housing		Site Area: 1.39ha
required	Zero/Low Impact -				No significan	-		WDP UDP								Fen	9ha Site
					ıt issues identified			Key Designations: UDP EN10 White Land							Site appraised for:	Fence Houses	Location:
ille ganoli le qui ed	Medium Impact -				No significant issues identified. Agricultural land quality not known.		• • •			The same of the sa			1	Designations Map	Residential		Ewe Hill, land at
required	High Impact –				nd quality not kno		Former railway alignment Woodland Pasture	Adjacent Designations:Residential					利鉛	ap S	ial		nd at Durham Street,
						В			HIM			m 🗧				15	
Would the development of the site impact upon the connectivity of habitats?	Constraints (LV		Ad Re	Ad Sci	Category 1: Ad Significant [Ra Constraints (SF	Biodiversity	Local Road NetvSchool capacity	Cumulative ImpactWithin Critic							Is the site B	the site in	
species/habitats on or adjacent to the site? Wildlife Corridor ppment of the the the abitats?	(LWS) Adverse impact on Local Geodiversity Site (LGS)	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		Local Road Network School capacity	tive Impact Within Critical Drainage Area							the site in a Settlement Break?	Is the site in the Green Belt?	
or adjacent to the	ocal Geodiversity	abitats on or	ocal Nature	ite of Special SSI)	uropean sites Protection Area of Conservation			rea							nent YES NO	3elt? NO	
< -	<					-				(5)		0 + < ()	0.11			_	
required					Provides bufferi Evidence of pro				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	5. Assist in the rege	4. Preserve the special historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	Safeguard the countryside from further encroachment?	 Check unrestricted sprawl of the built-up area? 	Would development on this site impact upon the five purposes of the Green Belt?	Urban? v	Brownfield %
re					ing to the av tected spec				ent assumes t een Belt sites dertaken throu er which would eration of the	eneration of th	cial & separat	of Sunderland nton-le-Spring ey Row with V nd Bournmoor	untryside fror	ed sprawl of th	ent on this si of the Greer	Urbar	0
required	Medium Impact -				Provides buffering to the adjacent woodland Local Wildlife Site. Evidence of protected species in vicinity of area.				hat if there is a for development gh the Local Plan be contrary to urban area.	regeneration of the urban area?	4. Preserve the special & separate characteristics of historic settlements?	d with Tyneside, and Seaham, and Vashington,	ກ further	he built-up area?	ite impact upon n Belt?	Urban fringe?	Greenfield %
required					nd Local Wildlinarea.										Impact	Open countryside?	% 100
G C C C C C C C C C C C C C C C C C C C	ï				e Site.										No impact	Je?	

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Historic Env Category 1: Significant Constraints	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed
Category 2: Constraints	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)
Flooding	
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) 5%
	within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone
Ground Cor	Ground Conditions & Contamination
Site Topography	Predominantly Flat Gentle Slope Undulating
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)



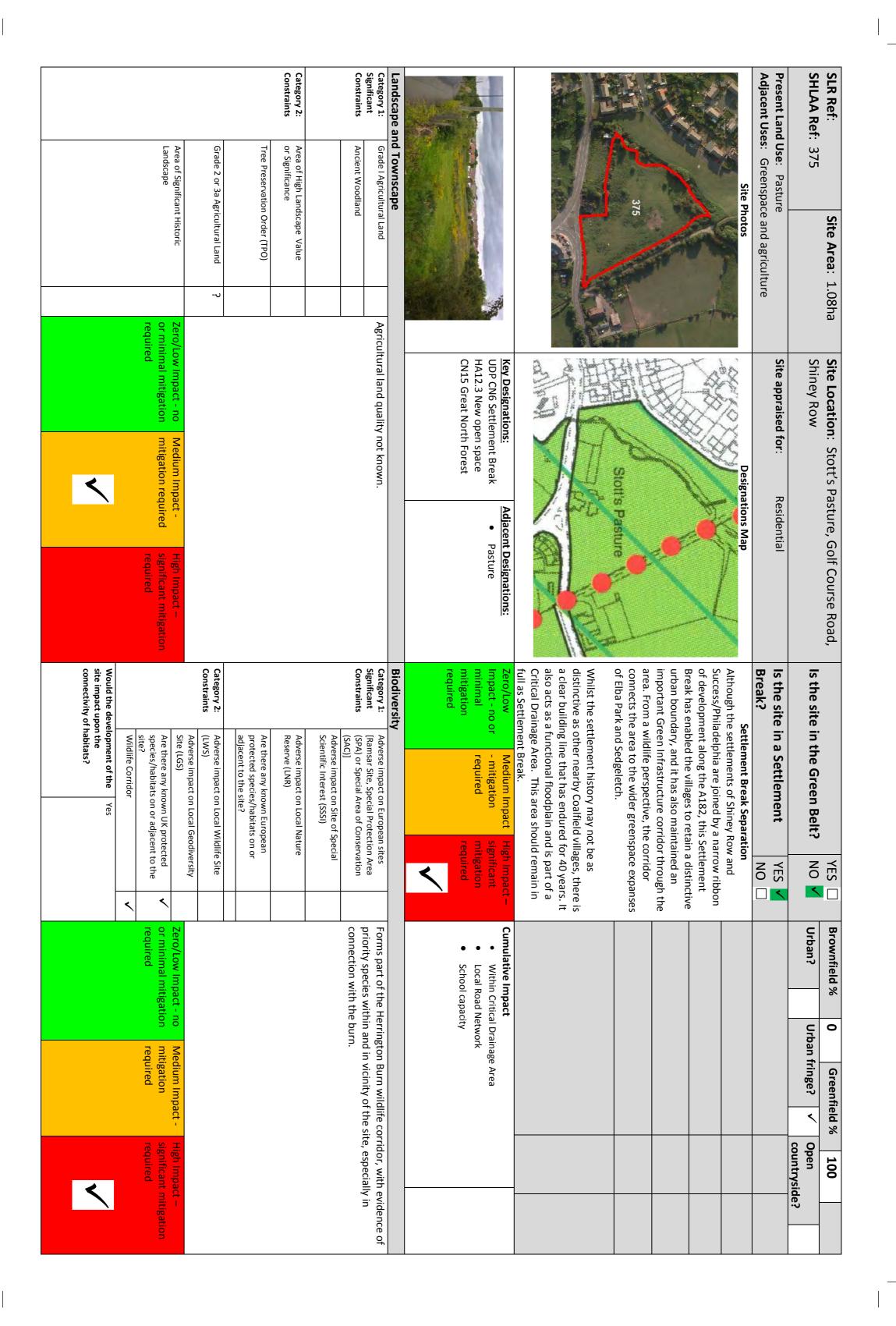
Historic Environment and Culture		Gree	rastrı			
Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints	Provides fields that surround the former hilltop settlement. Also directly	ge.	Category 1:Historic Park or Garden (EH List)SignificantVillage Green	Part of the si part of a wid		site provides the North Street Allotments. The site forms ider Green Infrastructure Corridor, and contains a public
Morld Boritago Cito 9, Cotting (L	adjacent the grade II listed St Matthews Church.				•	
World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard			
Grade I/Grade II*Listed Building/Structure		Categ	Category 2: Public Open Space/Playing Field/Play Constraints Area	lay		
Category 2: Grade II Listed Building/Structure			Natural greenspace			
Conservation Area			Allotment	<		
Archaeological Site (Known & ✓ potential)	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	High Impact – significant mitigation required	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	✓ Zero/Low In or minimal ✓ required	/ Impact - no al mitigation	Medium Impact - mitigation required
		<u> </u>	Is the proposed development site designated as open space or playing fields?			
Flooding		Infra	Infrastructure and Services			
Category 1: Flood Risk Zone 3B (Functional Significant Floodplain)	The site lies within a Critical Drainage Area and Source Protection Zone.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Potent The No	Potential access from south west.	Potential access from south west. The Newhottle Dubmire and Houghton area is subject to cumulative
Flood Risk Zone 3A (High Vulnerability)		Is there site recommonds	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	etwork,	g development prei thool.	housing development pressure which equates to a new two-form entry school.
Category 2: Flood Risk Zone 2(Medium Constraints Vulnerability)	Medium Impact -	High Impact – Limited	Limited accessibility.	Zero/L	mpact - no	npact -
	required	required		required	al IIIIUB a COII	required required
Surface Water Flooding – % of land within 1 in 30 incidence (high)						
Surface Water Flooding – % of land within 1 in 100 incidence (medium)	<					
Surface Water Flooding – % of land						
Critical Drainage Area						
Source Protection Zone						
ound Cond		Suita				
Site Predominantly Flat Topography	A large part of the site is a former tip.	What i	What is considered suitable on the site? Agri How many homes could be provided? 110	Agriculture 110 40dpha		
Gentle Slope		Hown	How many jobs could the site provide for?			
Undulating		Site /	Site Appraisal Conclusion			
Significant COMAH Development Proximity or	al mitigation mitigation required	significant mitigation Site f	Site forms part of the Green Belt.	Site	suitable for	potentially
	required	required		d.	development	suitable for
Category 2: HSE COMAH Middle or Outer Zone Constraints Landfill sites, Contaminated land ✓	<					
Minerals Legacy (quarries and coal						
Minerals Safeguarded Area						
High Voltage electricity line(+10m						



Category 1: Significant Constraints Category 2: Constraints		Site Topography	Ground Con	Constraints		Category 1: Significant Constraints	Flooding		Category 2: Constraints	<u>,</u>		Category 1: Significant Constraints	Historic Envi
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Gentle Slope Undulating Steep Slope	Predominantly Flat	Ground Conditions & Contamination	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3A (High Vulnerability)	Flood Risk Zone 3B (Functional Floodplain)		Archaeological Site (Known & potential)	Grade II Listed Building/Structure Conservation Area	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
zero/Low Impact - no or minimal mitigation mitigation required		No significant issues identified.		or minimal mitigation mitigation required required		The site lies within a Critical Drainage Area. Low groundwater flooding.		Zero/Low Impact - no or minimal mitigation mitigation required				Does the site have any historical or archaeological significance?	
High Impact – significant mitigation required				significant mitigation required		Low incidence potential of		High Impact – significant mitigation required				significance?	
Potentially sui	How many jobs could the site prov Site Appraisal Conclusion	What is considere How many homes	Suitability an	Nearest local facil	Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there road capa Is there water and requirements?	Infrastructur	Is the proposed development site designated as open space or playinfields?		Category 2: Constraints		Category 1: Significant Constraints	Green Infrastructure
Potentially suitable for development	How many jobs could the site provide for? Site Appraisal Conclusion	What is considered suitable on the site? Residential 80 21d	-	Nearest local facilities at Houghton town centre.	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Infrastructure and Services	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? Public Right of Way (cycleway/ footpath/bridleway) Frequency footpath/bridleway) Frequency footpath/bridleway) Frequency footpath/bridleway) Frequency footpath/bridleway) Frequency footpath/bridleway)	Natural greenspace Allotment	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Historic Park or Garden (EH List) Village Green	ructure
Site s dı		21dpha		or minimal required	or letwork,	Access from		< <		ay		south from site provide	-
Site is considered suitable for development				or minimal mitigation required	housing development pentry school.	from roundabou		Zero/Low Impact - no or minimal mitigation required				e forms part of a from Shiney Row ovides greenspac	
Site is considered potentially suitable for development				mitigation required	housing development pressure which equates to a new two-form entry school.	roundabout, developer contribution required.		Medium Impact - mitigation required				The site forms part of a narrow green infrastructure corric south from Shiney Row to Houghton-le-Spring. A small pa site provides greenspace, and the site bounds a cycleway.	
Site is not considered suitable for development				significant mitigation required	housing development pressure which equates to a new two-form entry school.	tion required.		High Impact – significant mitigation required				ms part of a narrow green infrastructure corridor north-Shiney Row to Houghton-le-Spring. A small part of this greenspace, and the site bounds a cycleway.	

		Constraints		Category 1: Significant Constraints	Landscape a							THE STATE OF THE S		Present Land Use: Adjacent Uses: Ho	SLR Ref: SHLAA Ref:
Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	or Significance Tree Preservation Order (TPO)		Grade I Agricultural Land Ancient Woodland	Landscape and Townscape				Lines.		372	産業	Site Photos	Use: Police Station es: Housing and greenspace	Site Area: 0.62ha
zero/Low Impact - no				No significant issues identified.		OUT LINED WHITE FAIR	Key Designations:						Design	Site appraised for:	Site Location: Houghto
significant mitigation required						ResidentialParklandSchool	cen						Designations Map	Residential	Houghton Police Station
Are there any known UK protected species/habitats on or adjacent to the site? Would the development of the connectivity of habitats? No.	Category 2: Adverse impact on Local Wildlife Site Constraints (LWS) Adverse impact on Local Geodiversity	Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Site of Special Scientific Interest (SSSI)	Category 1:Adverse impact on European sitesSignificant[Ramsar Site, Special Protection AreaConstraints(SPA) or Special Area of Conservation(SAC)]	sity	 Local Road Network School capacity 	la							Is the site in a Settlement Break?	Is the site in the Green Belt?
ected vnt to the	llife Site	an ic	ecial	sites on Area ervation	-									YES	YES
zero/Low Impact - no Medium Ir or minimal mitigation required required				Evidence of priority species in the area.				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	5. Assist in the regeneration of the urban area?	4. Preserve the special & separate characteristics of historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Brownfield % 100 Green Urban? Urban fringe?
npact -				the area.				f there is a levelopment he Local Plan contrary to n area.	ban area?	aracteristics of	h Tyneside, Seaham, and ington,	ther	uilt-up area?	npact upon Impact	nfield %
High Impact – significant mitigation required														act No impact	Open countryside?

Category 1: Significant Constraints Category 2: Constraints	Ground Col Site Topography	Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Category 1: Significant Constraints
Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Ground Conditions & Contamination Site Predominantly Flat Topography Gentle Slope	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Zero/Low Impact - no or minimal mitigation mitigation required	No significant issues identified.	or minimal mitigation mitigation required required	a Critical Drainage Area. ing.	Zero/Low Impact - no or minimal mitigation mitigation required	Poes the site have any historical or archaeological significance? Yes, site includes a Grade II listed building.
High Impact – significant mitigation required		significant mitigation required	Low incidence potential of	High Impact – significant mitigation required	significance?
Site Appraisal Conclusion Potentially suitable for residentially	Suitability an What is considere How many homes How many jobs cc	Within accessible location.	Infrastructure and S Is there road capacity for si Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, put community opportunities?	Natural green: Allotment Public Right (cycleway/ foot) Green Infras: Is the proposed development site designated as open space or playi fields?	Green Infrastructure Category 1: Historic Significant Constraints Village (Cemete Category 2: Public O Constraints Area
Site Appraisal Conclusion Potentially suitable for residential development.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	location.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? No.	Historic Park or Garden (EH List) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
lopment.	Residential 12 21dpha		acity for road network, in and	Or I	List)
Site is considered suitable for development		or minimal mitigation required	Existing access from the north. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	Zero/Low Impact - no or minimal mitigation required	No significant issues identified.
Site is considered potentially suitable for development		mitigation required	north. e and Houghton area i ressure which equates	Medium Impact - mitigation required	entified.
Site is not considered suitable for development		significant mitigation required	s subject to cumulative s to a new two-form	High Impact – significant mitigation required	



Category 1: Significant Constraints Category 2: Constraints	Site Topography	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Topography Gentle Slope Undulating Steep Slope	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding –% of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Zero/Low Impact - no or minimal mitigation mitigation required required Tequired Medium Impact - significant m required required	No significant issues identified.	Zero/Low Impact - no or minimal mitigation mitigation required required 25% 25% 25% 25%	The site lies within a Critical Drainage Area. The western part of the site incorporates the Herrington Burn, and is therefore subject to Flood Zones and 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation mitigation required required Medium Impact - Migh Impact significant mrequired required	Does the site have any historical or archaeological significance? Local archaeological significance (mineral line).
High Impact — Significant mitigation impact to Settlement Break and major flooding/ biodiversity concerns.	What is considered suitable on the site? Pasture How many homes could be provided? 19 20dpha How many jobs could the site provide for?	act – It mitigation	art of the site to Flood dence Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	act – it mitigation	Category 1: Significant Constraints Constraints Category 2: Category 3: Category 4: Category 5: Category 5: Category 6: Category 6: Category 7: Category 6: Category 7: Category 7: Category 8: Catego
Site is considered suitable for development development The state is considered suitable for development development development development development development		Zero/Low Impact - no or minimal mitigation required Medium Impact - significant mitigation required This is a significant mitigation required required	Access issues	Zero/Low Impact - no or minimal mitigation required Medium Impact - significant mitigation required	Stott's Pasture forms natural greenspace and a wildlife corridor, particularly along the Herrington Burn.

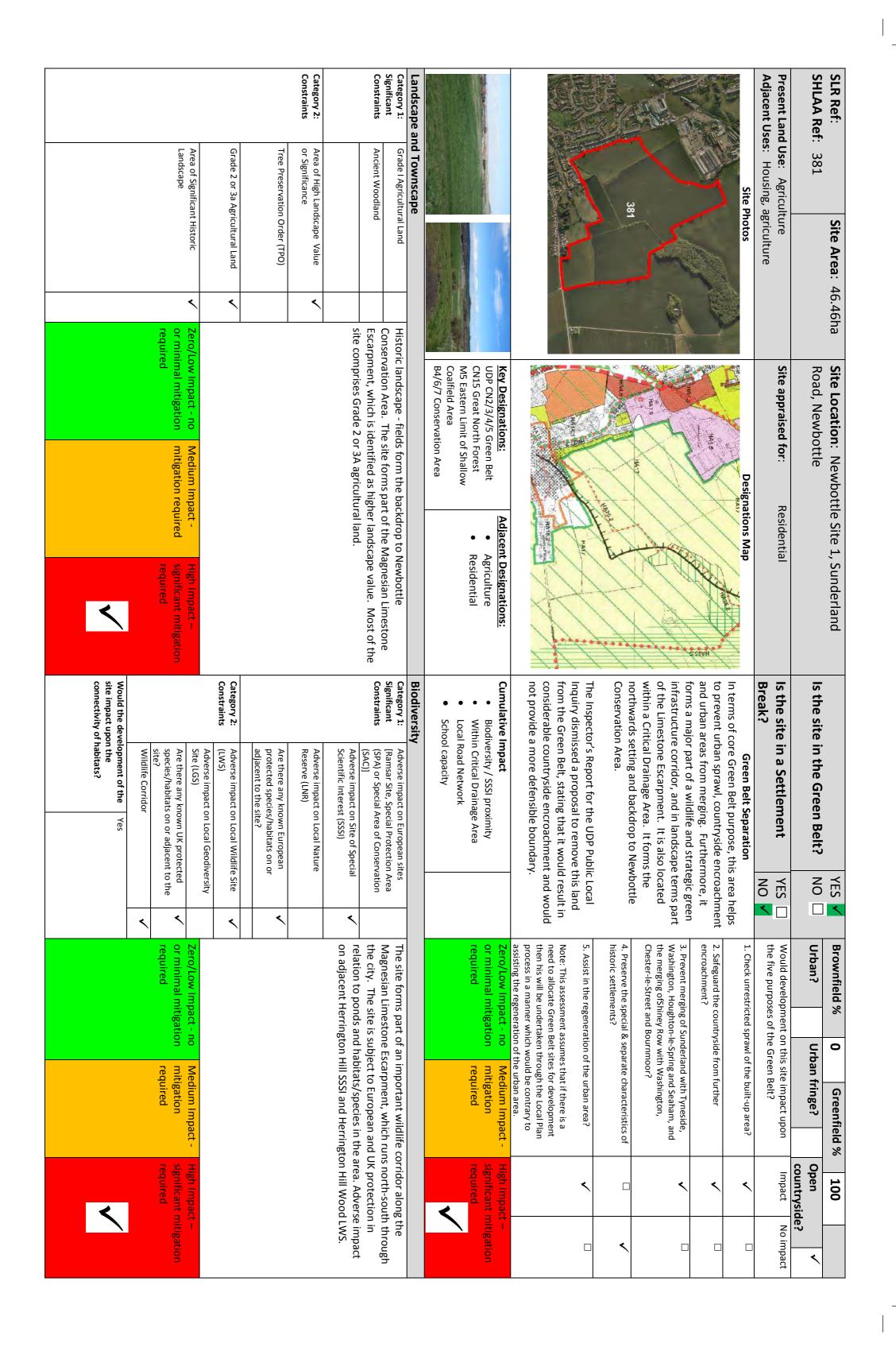
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Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land ?	Tree Preservation Order (TPO)	Category 2: Area of High Landscape Value Constraints or Significance		Constraints Ancient Woodland	3	Landscape and Townscape				376		Site Photos	Present Land Use: Pasture Adjacent Uses: Woodland, housing, pasture	SHLAA Ref: 376	SLR Ref: Site Area: 1.31ha
Zero/Low Impact - no or minimal mitigation mitigation required required						Agricultural land quality not known.		Wey Designations: UDP EN10 White Land					Designations Map	Site appraised for: Resi		Site Location: Chilton Ga
High Impact – significant mitigation required	Categ Const				Signif Const	Categ	Biod	Adjacent Designations: Residential Former railway line Woodland Pasture					ns Map	sidential Is		rdens, Chilton Moor
Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor Would the development of the site impact upon the connectivity of habitats? Would the development of the site impact upon the connectivity of habitats?	Category 2: Adverse impact on Local Wildlife Site Constraints (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	Significant [Ramsar Site, Special Protection Area Constraints (SPA) or Special Area of Conservation (SAC)]		Biodiversity	Within Critical Drainage Area Local Road Network School capacity						Is the site in a Settlement YES Break? NO	Is the site in the Green Belt? NO	YES
Zero/Low Impact - no or minimal mitigation required	<				Evidence of protected species in vicinity of area.	Provides buffering to the adjacent woodland Local Wildlife Site			5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	H H	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	S	Urban? V Urban fringe?	Brownfield % 0
Medium Impact - mitigation required					n vicinity	nt wood			n area? here is a /elopmen Local Pla ntrary to area.	acteristics	yneside, aham, ar gton,	er	t-up areaí	ن المودد nbo	ge?	Greenfield %

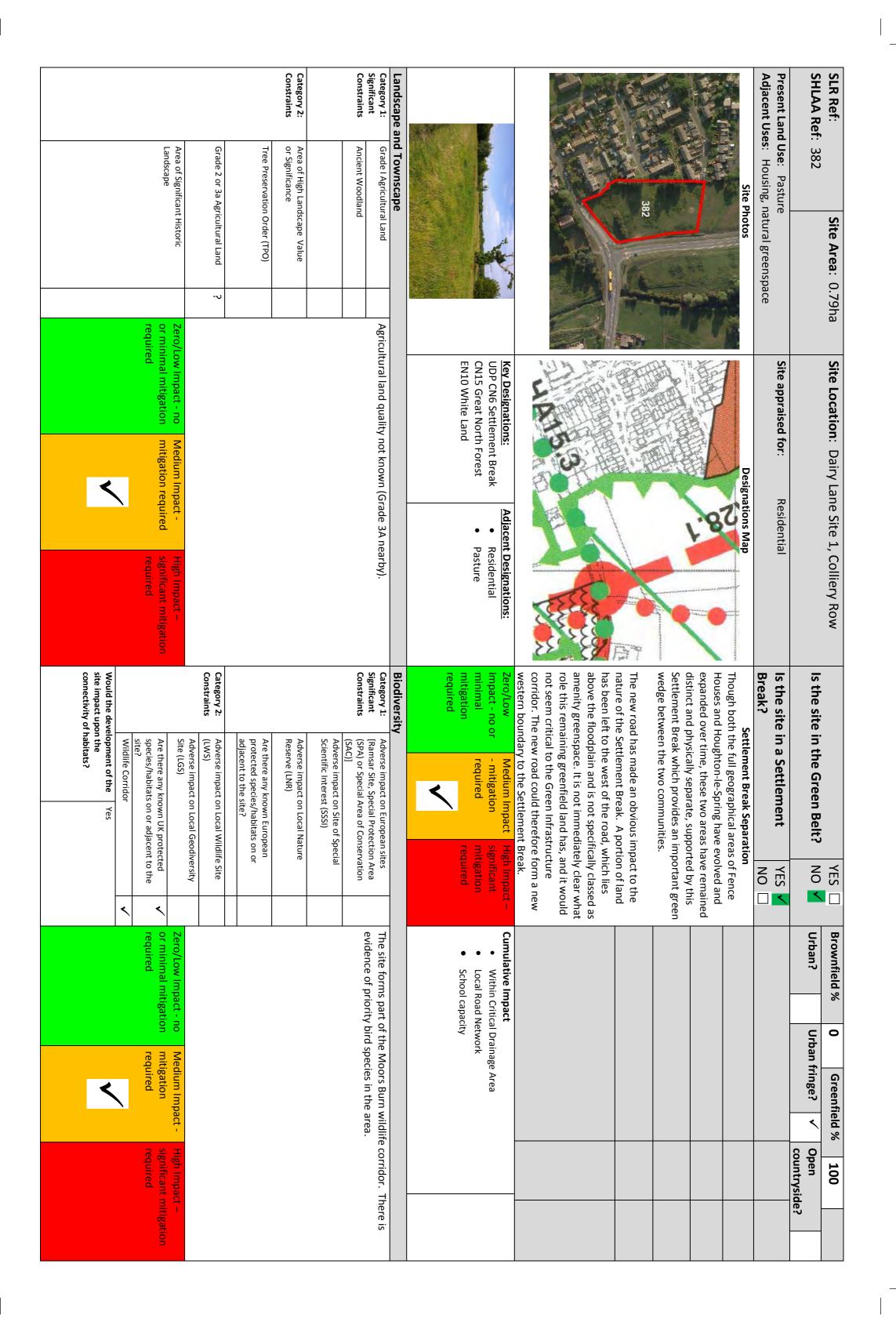
Category 1: Health & Safety Executive (HSE) Significant COMAH Development Proximity or Inner Zone Category 2: HSE COMAH Middle or Outer Zone Constraints Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area	Ground Conditions & Contamination Site Topography Gentle Slope Undulating Steep Slope	Category 2: Constraints Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Category 1: Flood Risk Zone 3B (Func Significant Floodplain) Constraints Flood Risk Zone 3A (High Vulnerability)	Category 2: Grade II Listed Building/Structure Constraints Conservation Area Archaeological Site (Known & potential)	Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
utive (HSE) It Proximity or Im buffer zone) Im Outer Zone Inated land rries and coal Area	mination	edium Ig Ig Ing – % of land Ing – %	3B (Functional	ng/Structure	Innument not designated) Restring (+
Zero/Low Impact - no or minimal mitigation required	This site lies within a Coal Referral Area.	Zero/Low Impact - no I or minimal mitigation required	The site lies within a Critical Drainage Area and is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required	Does the site have any historical or archaeological significance?
Medium Impact - mitigation required	Referral Area.	Medium Impact - mitigation required	cal Drainage Area and is affected by looding. Low incidence potential of	Medium Impact - mitigation required	orical or archaeological sign
High Impact – significant mitigation required		High Impact – significant mitigation required	affected by 1:30 potential of	High Impact – significant mitigation required	nificance?
Potentially suit significant issue	Suitability and Deliverability What is considered suitable on the site How many homes could be provided? How many jobs could the site provide Site Appraisal Conclusion	Within accessible location	Intrastructure and Services Is there road capacity for site traffic g Is there water and sewerage capacity requirements? Is there education/community/health site requirements? What is the broad accessibility of the local shopping services, public transp community opportunities?	Allotment Public Right of (cycleway/ footpat) Green Infrastru Is the proposed development site designated as open space or playing fields?	Category 1: Historic Significant Constraints Cemete Category 2: Public O Constraints Area
Potentially suitable for development, provided that significant issues can be overcome.	Resider 25 for?	ocation.	Intrastructure and services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Natural greenspace Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor velopment site velopment site velopment site	Historic Park or Garden (EH UST) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
	ntial 21dpha	Zero/Lov or minim required		Zero/Lov or minim required	<
Site is considered suitable for development		Zero/Low Impact - no or minimal mitigation required	Road access issues. The Newbottle, Dubmire housing development preentry school.	Zero/Low Impact - no or minimal mitigation required	Site connects to a Green Infra passes to the edge of the site.
Site is considered potentially suitable for development		Medium Impact - mitigation required	Road access issues. The Newbottle, Dubmire and Houghton area is subject to cumulat housing development pressure which equates to a new two-form entry school.	Medium Impact - mitigation required	Infrastructure corridi
Site is not considered suitable for development		High Impact – significant mitigation required	Road access issues. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	High Impact – significant mitigation required	Site connects to a Green Infrastructure corridor. Public right of way passes to the edge of the site.

	Category 2: Constraints	Landscape ar Category 1: Significant Constraints				Present Land Use: Adjacent Uses: Ho	SLR Ref: SHLAA Ref:
Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	Category 1: Significant Constraints Grade Agricultural Land Ancient Woodland				S O	377
Historic	cape Value Order (TPO)	l Land				e: Allotments Housing and greenspace Site Photos	Site Area: 1.19ha
Zero/Low Impact - no or minimal mitigation required		No significan	UDP L1,			Site	ha Site
		No significant issues identified	Key Designations: UDP L1/7/9 Open space			Site appraised for:	Location:
Medium Impact - mitigation required		Ċ.	Ad			Residential Designations Map	Allotments at I
High Impact – significant mitigation required			jacent Designations:ResidentialGreenspace			ntial Map	at High Dubmire
		င္က <u>န</u> ္း မ	·				
Constraints Constraints Constraints Adverse impact (LWS) Are there any species/habitative would the development of the connectivity of habitats?	Ad Re Propro	Biodiversity Category 1: Ad Significant (SF Constraints (SF Ad Ad	Cumulative Impact			Is the site	the site in
Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor opment of the the abitats? No.	Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] [SAC]	tive Impact Within Critical Drainage Area Local Road Network School capacity			Is the site in a Settlement Break?	Is the site in the Green Belt?
lire site	in re	sites on Area ervation				YES	YES
Zero/Low Impact - no or minimal mitigation required		No significant issues identified.	Zero/Low Impact - no or minimal mitigation required	4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	Would development on this site impact upor the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area?	Brownfield % Urban?
Medium Impact - mitigation required		dentified.	Medium Impact - mitigation required	special & separate characteristics of ents? regeneration of the urban area? regeneration of the urban area? regeneration of the urban area? regeneration of the urban area.	ide from further derland with Tyneside, Spring and Seaham, and with Washington, 'nmoor?	pment on this site impact upon ses of the Green Belt?	O Greenfield % Urban fringe?
High Impact – significant mitigation required			High Impact – significant mitigation required			Impact	% 100 Open countryside?
itigation			- itigation			No impact	?

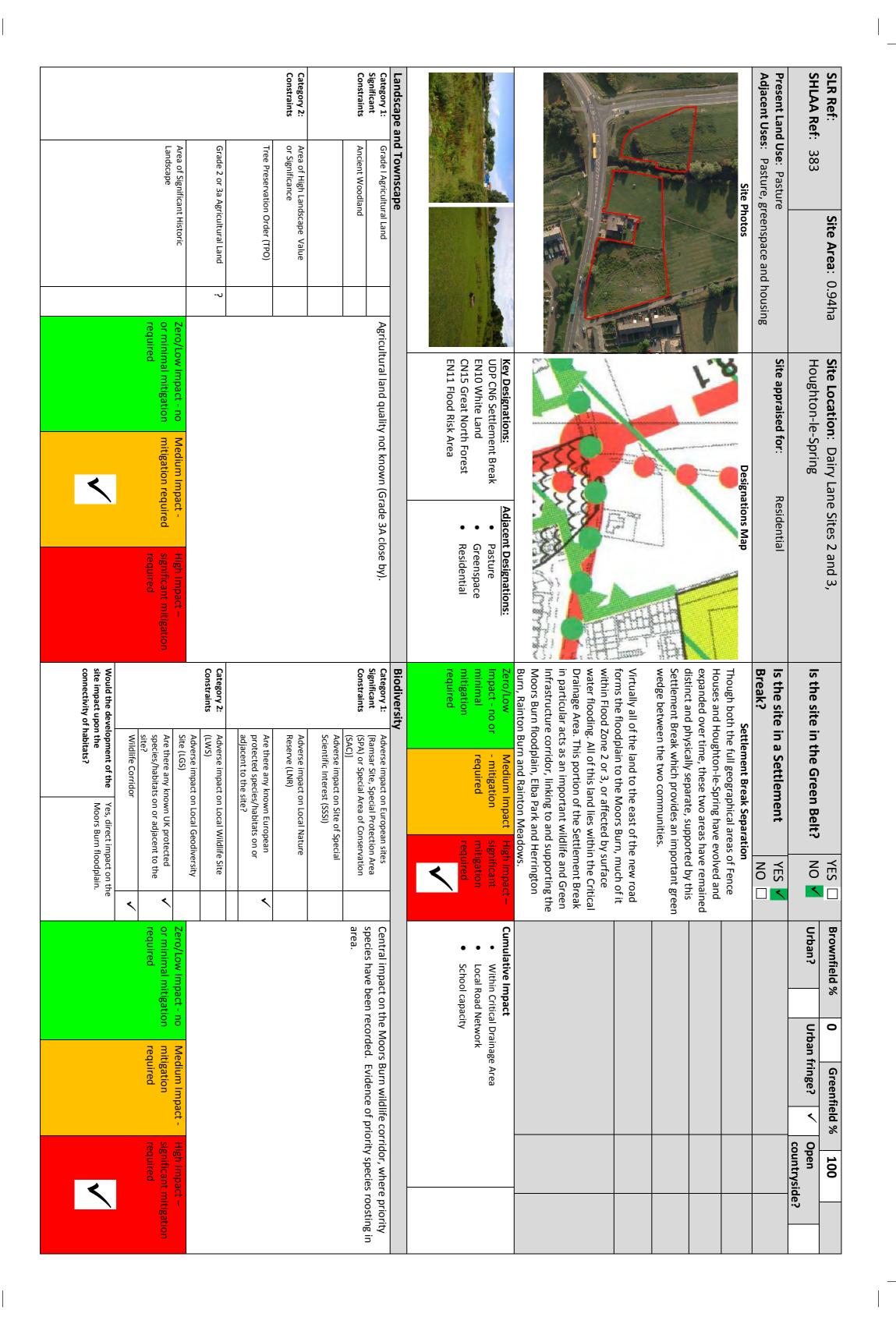
Category 1: Health & Significant COMAH De Constraints Electricity Intercome	Site Predominantly Flat Topography Gentle Slope Undulating Steep Slope	Category 2: Flood Risk Zo. Constraints Vulnerability) Groundwater Surface Wate within 1 in 30 Surface Wate within 1 in 10 Critical Draina Source Protec	Flooding Category 1: Flood Risk Zone Significant Floodplain) Constraints Flood Risk Zone Vulnerability)	Category 2: Grade II Listed Buil Constraints Conservation Area Archaeological Site potential)	Category 1: Significant Constraints World Heritage Site & Settin candidate) Grade I/Grade II*Listed Building/Structure
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining)	Predominantly Flat Gentle Slope Undulating Steep Slope Steep Slope	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding — % of land within 1 in 30 incidence (high) Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	ronment and Culture Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Zero/Low Impact - no or minimal mitigation mitigation required Medium Impact mitigation mitigation required	The site lies within a Coal Referral Area.	Zero/Low Impact - no or minimal mitigation required Medium Impact mitigation mitigation required	The site lies within a Critical Drainage Area. groundwater flooding.	Zero/Low Impact - no or minimal mitigation mitigation required	Does the site have any historical or archaeological significance?
ired	l Area.	red	nage Area. Low incidence potential of	ired	archaeological significance?
- itigation	What How I	- nitigation		itigation	Gree Signi Cons
Not suitable for development - existing allotments to be retained.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Within accessible location.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? Natural greenspace Public Right of Way (cycleway/ footpath/bridleway) For each of the proposed development site designated as open space or playing fields?	Green Infrastructure Category 1: Historic Park or Garden (EH LIST) Significant Village Green Constraints Cemetery / Churchyard Category 2: Public Open Space/Playing Field/Play Area
Site is considered suitable for development	nts 28dpha	Zero/Low Impact - no or minimal mitigation required		✓ Zero/Low Impact - no or minimal mitigation required	The site provides Keir Hardie Street allotments. passes through the site.
Site is considered potentially suitable for development		Medium Impact - mitigation required	ievable would be thro e and Houghton area ressure which equate	Medium Impact - mitigation required	lardie Street allotmen
Site is not considered suitable for development		High Impact – significant mitigation required	Access issues and if achievable would be through existing residential streets. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	High Impact – significant mitigation required	its. A public right of way



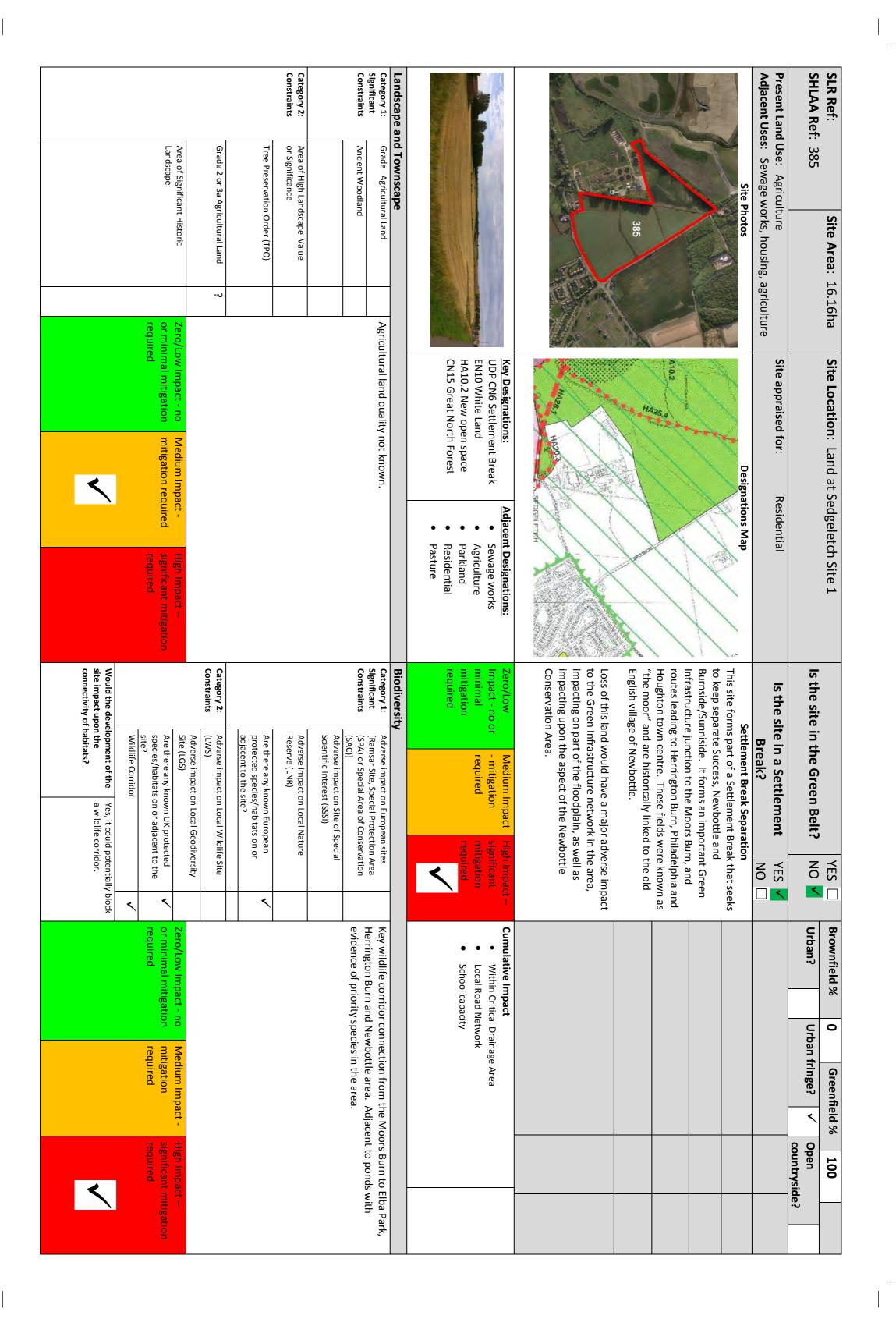
Undulating Steep Slope	Ground Conditions & Contamination Site Predominantly Flat Topography Gentle Slope	Constraints Constraints Constraints Vulnerability) Groundwater Surface Wate within 1 in 30 Surface Wate within 1 in 10 Surface Wate within 1 in 10 Critical Draina Source Protec		Category 2: Grade II Listed Buil Constraints Conservation Area Archaeological Site potential)	Historic Environment and Culture Category 1: Scheduled Ancient Monume Constraints (+ 50m buffer zone if not des World Heritage Site & Settin candidate) Grade I/Grade II*Listed Building/Structure
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land	Pe	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	ronment and Culture Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Zero/Low Impact - no or minimal mitigation mitigation required	Steeply sloping topography in places.	or minimal mitigation mitigation required Medium impact on mitigation required	r inc	Zero/Low Impact - no or minimal mitigation mitigation required	Does the site have any historical or archaeological significance? A small proportion of the site lies within Newbottle Conservation Area, and the whole area forms the backdrop to the hilltop settlement. Also within the wider landscape setting of grade II listed St Matthews Church.
- High Impact – significant mitigation required		required	urce	High Impact – significant mitigation required	ificance? servation Area, and the t. Also within the wider
Site forms part of the Green Belt.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide fo Site Appraisal Conclusion	Limited accessibility.	Infrastructure and Services Is there road capacity for site traffic & Is there water and sewerage capacity requirements? Is there education/community/healt! site requirements? What is the broad accessibility of the local shopping services, public transp community opportunities?	Allotment Allotment Public Right of (cycleway/ footpat) Green Infrastru Is the proposed development site designated as open space or playing fields?	Green Infrastructure Category 1: Historic Significant Constraints Village (Cemete Category 2: Public O Constraints Area
f the Green Belt.	Suitability and Deliverability What is considered suitable on the site? Agriculture How many homes could be provided? 700 20 How many jobs could the site provide for? Total conclusion		Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Natural greenspace Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor elopment site space or playing No.	Historic Park or Garden (EH List) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
Site is considered suitable for development		zero/Low Impact - no or minimal mitigation required		✓ Zero/Low Impact - no or minimal mitigation required	Forms part of a Green Infras way passes through the site.
Site is considered potentially suitable for development		medium impact - mitigation required	major highway imp and Houghton are essure which equat	Medium Impact - mitigation required	frastructure corrido
Site is not considered suitable for development		significant mitigation required	This would likely require major highway improvements on the A690. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	High Impact – significant mitigation required	of a Green Infrastructure corridor, and a public right of through the site.



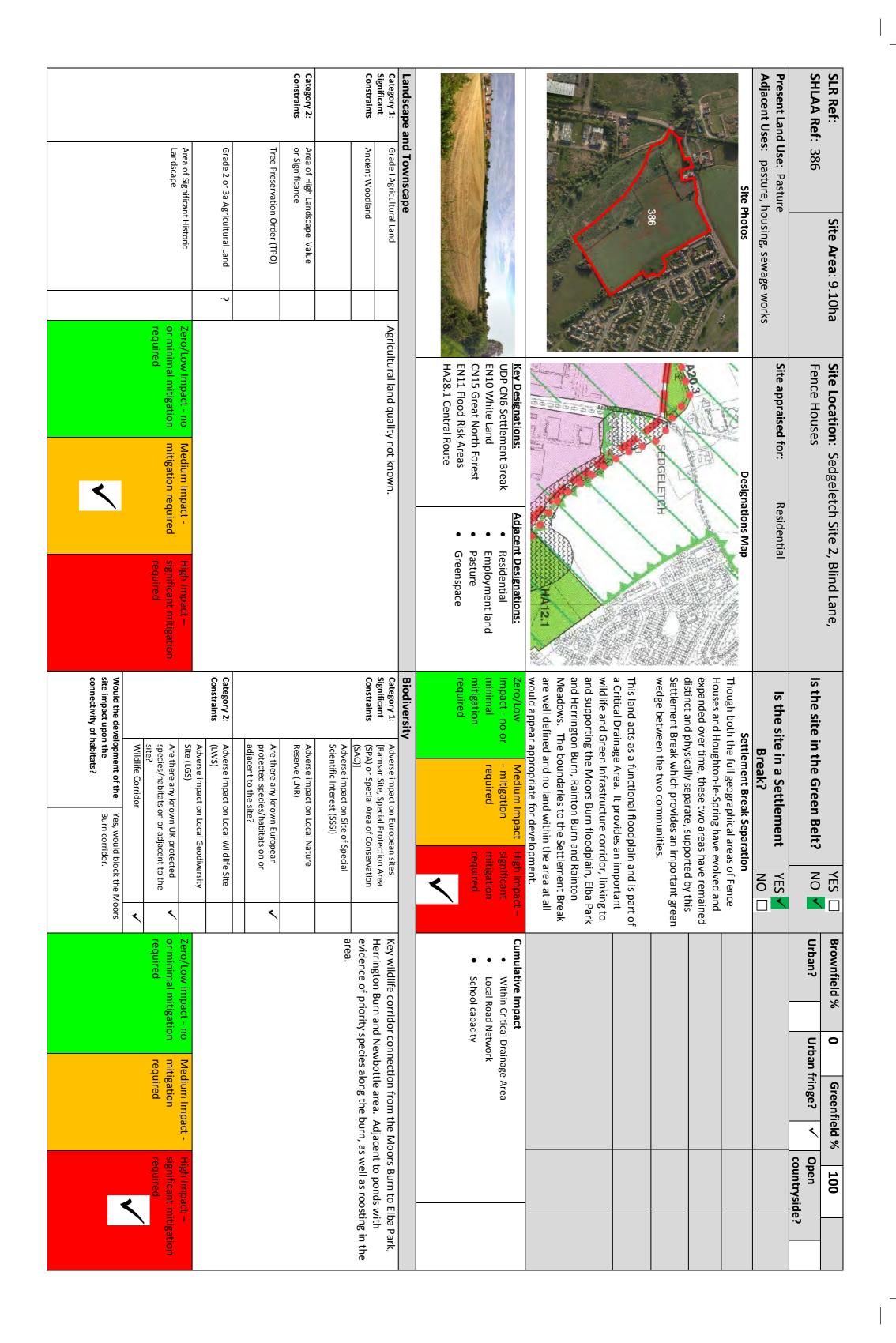
Category 1: Significant Constraints Category 2: Constraints		Site Topography	Ground Co	Category 2: Constraints	Category 1: Significant Constraints	Flooding	Category 2: Constraints		Category 1: Significant Constraints	Historic En
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Gentle Slope Undulating Steep Slope	Predominantly Flat	Ground Conditions & Contamination	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
Zero/Low Impact - no or minimal mitigation mitigation required required		The site lies within a Coal Referral Area.		Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required required	The site lies within a Critical Drainage Area. Low inc		Zero/Low Impact - no or minimal mitigation mitigation required required		Does the site have any historical or archaeological significance?	
High Impact – Potential significant mitigation required	Site App	What is con How many	Suitabili	High Impact — significant mitigation required	Low incidence potential of Is there road capace Is there water and sequirements? Is there education/ site requirements? What is the broad a local shopping servicement opports.	Infrastru	High Impact – significant mitigation required Is the propodesignated fields?	Category 2:		Green In
Potentially suitable for development	How many jobs could the site provide for? Site Appraisal Conclusion	What is considered suitable on the site? Residential How many homes could be provided? 18 25dpha	Suitability and Deliverability	Nearest local facilities at Houghton town centre.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Infrastructure and Services	Natural greenspace Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	Cemetery / Churchyard :: Public Open Space/Playing Field/Play s Area	: Historic Park or Garden (EH List) S Village Green	Green Infrastructure
Site is considered suitable for development		pha		Zero/Low Impact - no or minimal mitigation required			Zero/Low Impact - no or minimal mitigation required		The site forms part of a G	
Site is considered potentially suitable for development				Medium Impact - High Impact - mitigation significant mitigation required	Access issues, question over appropriateness regarding the Central Route. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.		Medium Impact - High Impact - significant mitigation required required		The site forms part of a Green Infrastructure corridor.	



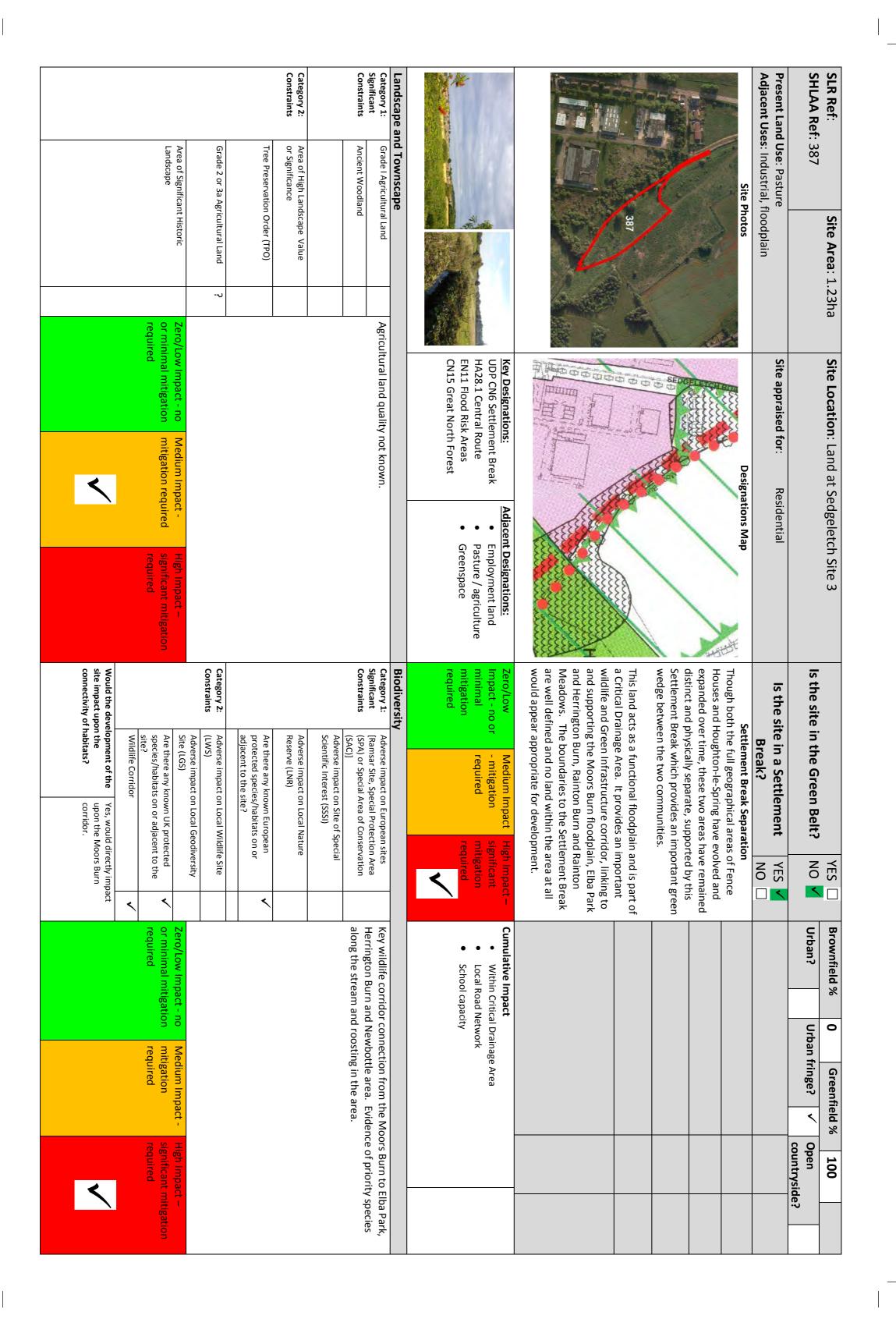
Historic En	Historic Environment and Culture	The state have any historical or archapological cignifications and the state of the		rastr		'soos Istroctri
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? No.		Category 1: Historic Park or Garden (EH LIST) Significant Constraints Village Green	Central impact on the Green Infrastructure corridor that follows the Moors Burn, helping to keep separate Fence Houses and Houghton- le-Spring, and providing a green link between Rainton Meadows and	Central impact on the Green Infrastructure corridor that follows the Moors Burn, helping to keep separate Fence Houses and Houghton-le-Spring, and providing a green link between Rainton Meadows and
	World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard	Elba Park.	
	Grade I/Grade II*Listed Building/Structure		Ca	Category 2: Public Open Space/Playing Field/Play Constraints Area	ау	
Category 2: Constraints	Grade II Listed Building/Structure			Natural greenspace		
	Conservation Area			Allotment		
	Archaeological Site (Known & potential)	Zero/Low Impact - no Medium Impact - Higory or minimal mitigation mitigation required require	High Impact – significant mitigation required	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
		<		Is the proposed development site designated as open space or playing fields?		
Flooding			In:	Infrastructure and Services		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	A considerable portion of the site lies within the Moors Burn functional floodplain. It lies within a Critical Drainage Area and much of the land is affected by 1:30 incidence surface water flooding. Low incidence		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Access issues, question over appropriateness regarding the Central Route.	over appropriatenes
	Flood Risk Zone 3A (High Vulnerability)			Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	re and Houghton are:)ressure which equat
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Medium Impact -		Nearest local facilities at Houghton town centre.		Medium Impact -
	Groundwater Flooding	required req	required		required	required
	Surface Water Flooding – % of land within 1 in 30 incidence (high) 30%					
	Surface Water Flooding – % of land within 1 in 100 incidence (medium) 40%		<			
	Surface Water Flooding – % of land within 1 in 1000 incidence (less) 60%					
	Critical Drainage Area					
	Source Protection Zone					
Ground Co	Ground Conditions & Contamination		Su	Suitability and Deliverability		
Site	Predominantly Flat	n crosses the centre of the site.	The site lies within a Wh	e?	re.	
Topograpity		Coal Referral Area.	- E	How many homes could be provided? 17	20dpha	
	Gentle Slope Undulating		<u>.</u> Но	How many Jobs could the site provide for?		
	Steep Slope		Sii	Site Appraisal Conclusion		
Category 1:	Health & Safety Executive (HSF)	Modium Impact			Cito is possible and	Cito is possidors
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	or minimal mitigation mitigation required sign	High Impact — No Significant mitigation No	Not suitable for development, due to fundamental	Site is considered suitable for	Site is considered
Constraints	Electricity Pylon (+ 10m buffer zone)			impact to Settlement Break, as well as major flooding and biodiversity issues to overcome		suitable for development
Category 2:	HSE COMAH Middle or Outer Zone					
Constraints	Minerals Legacy (quarries and coal	<				
	mining)					
	Minerals Safeguarded Area High Voltage electricity line(+10m					
	buffer zone)					



Historic En Category 1: Significant Constraints	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure Category 2: Grade II Listed Building/Structure	Does the site have any historical or archaeological significance? The fields form the backdrop to the Newbottle Conservation Area (hilltop settlement).	ignificance? :rvation Area (hilltop	ignificance? Prvation Area (hilltop Category 1: Constraints Constraints Category 2: Constraints Constraints Constraints Category 2: Constraints Category 2: Constraints Category 3: Category 4: Category 4: Constraints Village Green Category 5: Category 6: Category 6: Category 6: Category 6: Category 7: Category 6: Category 8: Category 8: Category 9: Cate
Category 2: Constraints	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation mitigation required required	3	Is the proposed dev designated as open fields?
Flooding Category 1:	Flood Risk Zone 3B (Functional	The site lies within a Critical Drainage Area. Part of the site lies within		Infrastructure and Services Is there road capacity for site traffic generation?
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area. Part of the site lies within Flood Zone 2 and is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	or minimal mitigation mitigation required required required High Impact - significant mitigation		Limited accessibility.
	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			
Ground Co	Ground Conditions & Contamination			
Topography	Predominantly Flat Gentle Slope	An electricity pylon crosses part of the site. The site also lies within a Coal Referral Area.		What is considered suitable on the site? How many homes could be provided? 242 20dpha How many jobs could the site provide for?
	Undulating Steep Slope			Site Appraisal Conclusion
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation mitigation required required required		Not suitable for development, due to fundamental impact on Settlement Break, as well as significant flooding and infrastructure concerns to overcome.
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			



Category 1: Significant Constraints Category 2: Constraints		ography	Ground Cond		Constraints		Flooding		Category 2: Constraints			Category 1: Significant Constraints	Historic Envi
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m		Gentle Slope	Ground Conditions & Contamination Site Predominantly Flat	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Vulnerability) Groundwater Flooding	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability) Vulnerability)		Archaeological Site (Known & potential)	Grade II Listed Building/Structure Conservation Area	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
Zero/Low Impact - no or minimal mitigation mitigation required re		also lies within a Coal Referral Area.	An electricity pylon follows the eastern boundary of the site. The site		zero/Low Impact - no Medium Impact - no or minimal mitigation mitigation required required re	The site lies within a Critical Drainage Area, and all third of the site lies within the Moors Burn functic Beyond these Flood Zones, parts are also affected surface water flooding. Low incidence potential of flooding.		Zero/Low Impact - no or minimal mitigation mitigation required required				Does the site have any historical or archaeological significance? No.	
High Impact – significant mitigation required			of the site. The site	<	High Impact – significant mitigation required	proximately one nal floodplain. by 1:30 incidence groundwater		High Impact – significant mitigation required				ificance?	
Not suitable for impact to Settler flooding and infi	Site Appraisal Conclusion	How many homes could be provided? How many jobs could the site provide	Suitability and Deliverability What is considered suitable on the site?		Nearest local facilitie	Is there road capacity for si Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pul community opportunities?	Infrastructure and Services	Public Right of (cycleway/ footpated) Green Infrastrum of the proposed development site designated as open space or playing fields?		Category 2: Constraints		Category 1: Significant Constraints	Green Infrastructure
Not suitable for development, due to fundamental impact to Settlement Break, as well as significant flooding and infrastructure concerns.	Conclusion	rż	ئ		Nearest local facilities in Houghton town centre.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	and Services	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor elopment site space or playing	Natural greenspace Allotment	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Historic Park or Garden (єн ust) Village Green	ıcture
al		20dpha	Pasture / agriculture		Zero/Low I or minimal required			Zero/Low II or minimal required				Fundame Moors Bu	
Site is considered suitable for development					Zero/Low Impact - no or minimal mitigation required	Access from the north. The Newbottle, Dubmire housing development preentry school.		Zero/Low Impact - no or minimal mitigation required				ntal Green Infra rn to Elba Park	
Site is considered potentially suitable for development					Medium Impact - mitigation required	and Houghton area		Medium Impact - mitigation required				Fundamental Green Infrastructure corridor coni Moors Burn to Elba Park and surrounding parts.	
Site is not considered suitable for development				<	High Impact – significant mitigation required	Access from the north. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.		High Impact – significant mitigation required				Fundamental Green Infrastructure corridor connection from the Moors Burn to Elba Park and surrounding parts.	



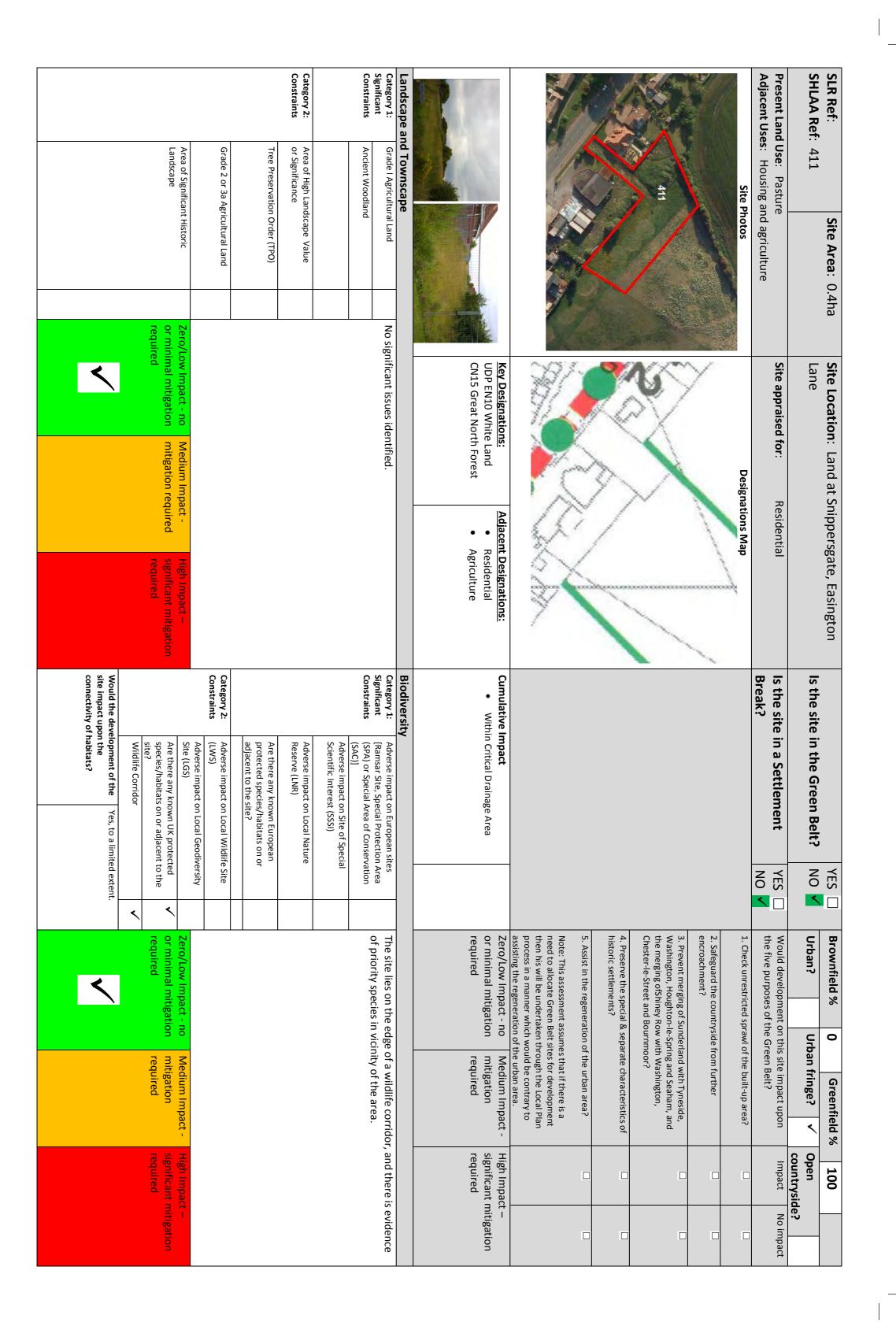
Category 1: Significant Constraints Category 2: Constraints	Ground Co Site Topography	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic En Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Ground Conditions & Contamination Site Topography Gentle Slope Undulating Steep Slope Ground Conditions & Contamination Predominantly Flat V	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding — % of land within 1 in 30 incidence (high) Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 1000 incidence (medium) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Conservation Area Archaeological Site (Known & potential)	Category 1: Significant Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Zero/Low Impact - no or minimal mitigation mitigation required required	Part of the site is subject to landfill. Site lies within a	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required required	Lies within a Critical Drainage Area, partly within Flood Zone 3B and is also affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation mitigation required required	Does the site have any historical or archaeological significance?
High Impact – significant mitigation Normalization impact — in	lies within a Coal Referral Area. HC HC HC HC HC	High Impact – Significant mitigation ce required		High Impact – significant mitigation required	
Not suitable for development due to fundamental impact to Settlement Break, as well as significant infrastructure and flooding concerns.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Nearest local facilities at Fence Houses or Houghton town centre.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Natural greenspace Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	Green Infrastructure Category 1: Historic Park or Garden (EH List) Significant Constraints Village Green Cemetery / Churchyard Cemetery / Churchyard Public Open Space/Playing Field/Play Area
Site is considered suitable for development	25dpha	Zero/Low Impact - no Nor minimal mitigation nrequired		Zero/Low Impact - no Nor minimal mitigation no required	Fundamental Green Infrastructure corridor con Moors Burn to Elba Park and surrounding parts.
Site is considered potentially suitable for development The considered suitable for development The considere		Medium Impact - High Impact - significant mitigation required	Access issues without Central Route. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	Medium Impact - High Impact - significant mitigation required	Fundamental Green Infrastructure corridor connection from the Moors Burn to Elba Park and surrounding parts.

	Constraints Category 2: Constraints	Landscape an Category 1:					Present Land Use: Adjacent Uses: H	SLR Ref: SHLAA Ref:
Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape	Ancient Woodland Area of High Landscape or Significance Tree Preservation Order	and Townscape Grade Agricultural Land			388		Use: Amenity greenspace s: Housing and farm	388 Site
Land ?	Value 🗸						enspace rm	Site Area: 0.98ha
Zero/Low Impact - no or minimal mitigation required	considered to be of high landscape value. known.	The site lies beside the Magnesian Limestone Escarpment, which is	Key Designations: UDP HA4.9 Housing site M5 Eastern Limit of Shallow Coalfield Area CN15 Great North Forest				Site appraised for:	Site Location: Land Moorsley
Medium Impact - mitigation required	3h landscape value.	Magnesian Limesto	it llow			Designations was	Resi	n: Land at Enne
High Impact – significant mitigation required	Agricultural land quality not	ne Escarpment, whi	 Adjacent Designations: Residential Agriculture 				dential	at Ennerdale Street, Low
	Constraints			a real ex			8	
devel por h	"	:: sity	Cumulative ImpactBiodiversity / SSSI proximityWithin Critical Drainage Area				Is the site in a Settlement Break?	Is the site in the Green Belt?
Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor Opment of the the abitats? Yes, limited extent	(SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on European sites	proximity nage Area				tlement YES NO	en Belt? NO
< <	<						<	
Zero/Low Impact - no or minimal mitigation required	SSSI and LWS.	The site lies on the e		5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for developmenthen his will be undertaken through the Local Plaprocess in a manner which would be contrary to assisting the regeneration of the urban area.	the merging of Shiney Row with Wa Chester-le-Street and Bournmoor? 4. Preserve the special & separate historic settlements?	2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyl Washington. Houghton-le-Spring and Seal	Would development on this site imp the five purposes of the Green Belt? 1 Check uppestricted sprawl of the built.	Brownfield % Urban?
Medium Impact - mitigation required		on the edge of a wildlife corridor, and in proximity to a		5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	shiney Row with Washington, et and Bournmoor? special & separate characteristics of ents?	2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and	Would development on this site impact upon the five purposes of the Green Belt?	O Greenfield % Urban fringe?
- High Impact – significant mitigation required		dor, and in proximity					Impact No ii	% 100 Open countryside?
tion		to a					No impact	

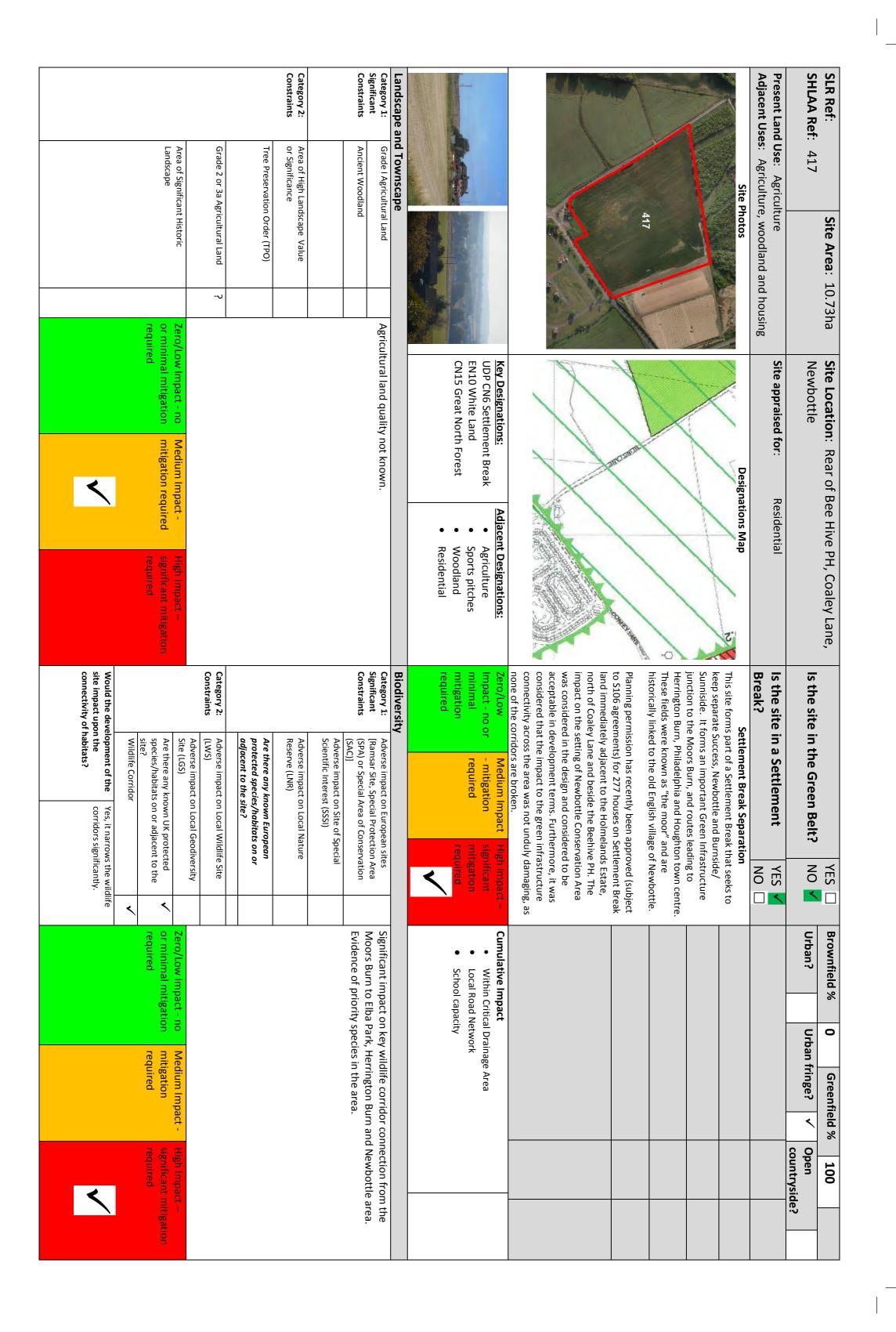
Category 1: Significant Constraints Category 2: Constraints	Topography	Ground Co	Caregory 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination Site Predominantly Flat	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Zero/Low Impact - no or minimal mitigation required	✓ Roughingair Back Maintinea.	No significant issues identified	Zero/Low Impact - no or minimal mitigation required vequired 10% 30% 30% 4	The site lies within a Critical Drainage Area and Source Protection Zone. Part of the site is affected by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required required	Does the site have any historical or archaeological significance?
Suitable for residential development	Li	Suitability and Deliverability What is considered suitable on the site? Residential	Nearest local facilities at Hetton town centre.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Public Right of Way (cycleway/ footpath/bridleway) Is the proposed development site designated as open space or playing fields? Natural greenspace Allotment Public Right of Way (cycleway/ footpath/bridleway) Foreal Public Right of Way Foreal Publi	Green Infrastructure Category 1: Significant Constraints Cemetery / Churchyard Category 2: Constraints Public Open Space/Playing Field/Play Area
Site is considered suitable for development development			or minimal mitigation required Medium Impact - no mitigation required	Access from the north	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required	The site forms amenity greenspace and is linked to a Green Infrastructure corridor.
red Site is not considered suitable for development			significant mitigation required		High Impact – significant mitigation required	Is linked to a Green

Area of Significant Historic Landscape	Category 2: Area of High Landscape Value Constraints or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land	Grade I Agricultural Lan	Landscape and Townscape				410		Site Photos	Present Land Use: Open space/allotment Adjacent Uses: Housing and greenspace	SHLAA Ref: 410	SLR Ref: Site Area: 0.71ha
Zero/Low Impact - no or minimal mitigation mitigation required		No significant issues identified.	-	Wey Designations: UDP EN10 White Land			NINISIDE		Designations Map	Site appraised for: Resid		ha Site Location: Land at Blind
High Impact – significant mitigation required	Category 2:	Category 1: Significant Constraints	Biodiversity	Adjacent Designations:Cumulative Impact• Greenspace• Within Critic• Residential• Local Road N• School capac	HA6.5				ıs Map	Residential Is th		d Lane, Grasswell
e devel	ţ ;	£ † 1:	rsit	tive With Loca Schc						le s	site ii	
Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Would the development of the site impact upon the connectivity of habitats? Adverse impact on Local Geodiversity No. The street impact upon the site impact upon the connectivity of habitats?	Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS)		Y	tive Impact Within Critical Drainage Area Local Road Network School capacity						Is the site in a Settlement YES NO		YES
Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the wildlife Corridor Topment of the the abitats? Adverse impact - no or minimal mitigation required Topment of the the abitats? Topment of the the the abitats?	Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS)		y	al Drainage Area etwork ity	5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special & separate characteristics of historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?			Z 0	

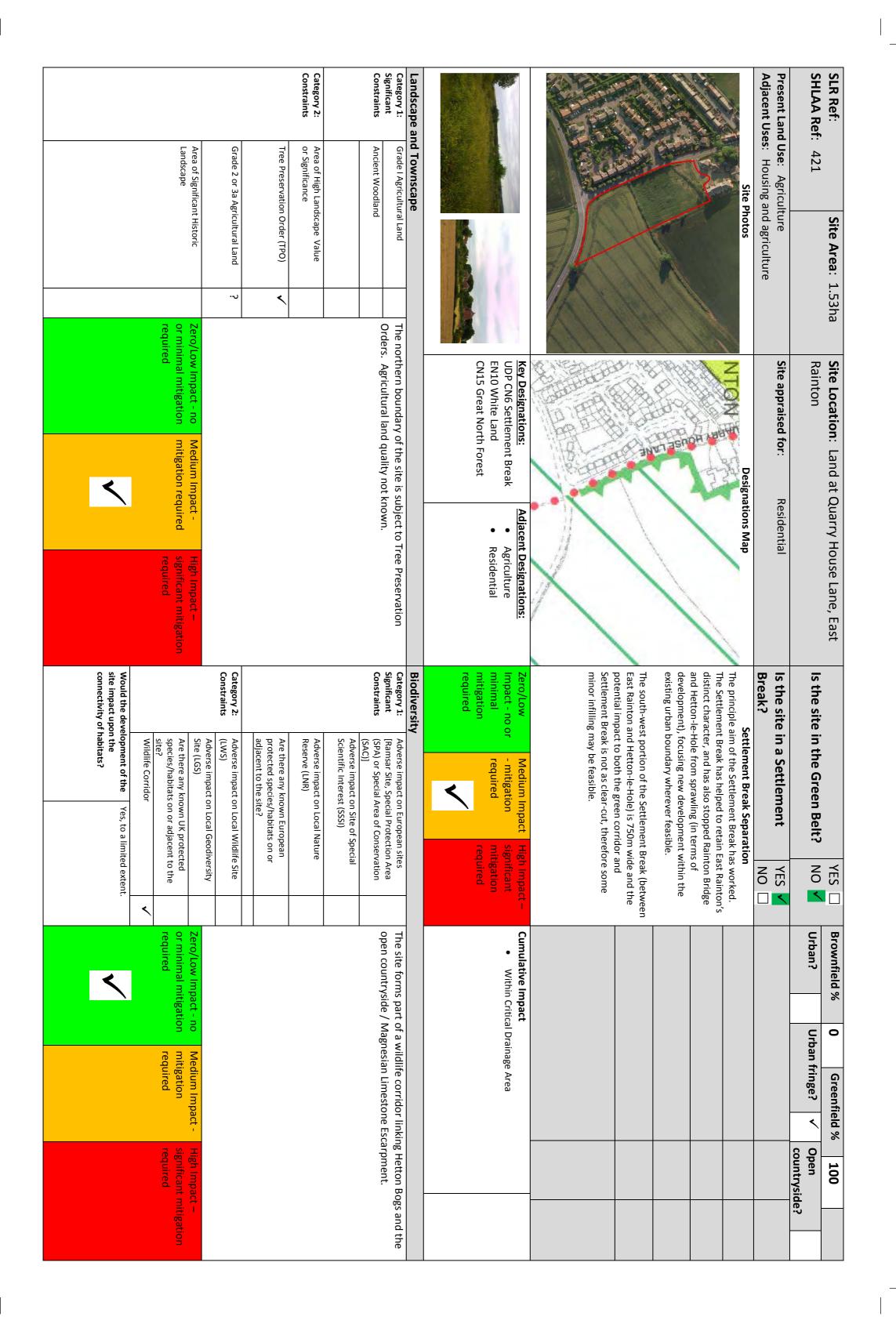
Category 2: Constraints	Category 1: Significant Constraints	,,,		Topography	Site	Ground Conc		1		8		Flooding		Category 2: Constraints			Category 1: Significant Constraints	Historic Envi
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Steep Slope	Gentle Slope		Predominantly Flat	Ground Conditions & Contamination	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Vulnerability) Groundwater Flooding	Flood Risk Zone 2(Medium	Flood Risk Zone 3A (High Vulnerability)	Flood Risk Zone 3B (Functional Floodplain)		Archaeological Site (Known & potential)	Grade II Listed Building/Structure Conservation Area	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
	zero/Low Impact - no or minimal mitigation mitigation required			C	✓ No significant issues identified.		5%	ion	Zero/Low Impact - no Medium Impact -	giodiawate nooding.	Site lies within a Critical Drainage Area. Low inci		Zero/Low Impact - no or minimal mitigation mitigation required				Does the site have any historical or archaeological significance? No.	
	High Impact – significant mitigation required							significant mitigation required	High Impact –		Low incidence potential of		High Impact – significant mitigation required				ignificance?	
	Suitable for development.	Site Appraisal Conclusion	How many jobs co	How many homes	What is considere	Suitability an		Within accessible location.		requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, purcommunity opportunities?	Is there road capa	Infrastructure	Public Right (cycleway/ foot) Green Infrasi Is the proposed development site designated as open space or playi fields?		Category 2: Constraints		Category 1: Significant Constraints	Green Infrastructure
	velopment.	l Conclusion	How many jobs could the site provide for?		What is considered suitable on the site?	Suitability and Deliverability		location.		requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site	Infrastructure and Services	of Way	Natural greenspace Allotment	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Historic Park or Garden (Eн ust) Village Green	ructure
				22 34dpha	Residential					racity for road network, on and			re corridor Yes, as allotments.	<	eld/Play		1 List)	
<	Site is considered suitable for development							or minimal mitigation required	Zero/Low Impact - no	The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	Access from Blind Lane.		Zero/Low Impact - no or minimal mitigation required				Forms part of a narrow Green Infrastructure corridor from Houghton Colliery to Newbottle. Site has provided allotments previously.	
	Site is considered potentially suitable for development							mitigation required	Medium Impact -	re and Houghton area i vressure which equates	-		Medium Impact - mitigation required				Green Infrastructure c Site has provided alloti	
	Site is not considered suitable for development						<	significant mitigation required	High Impact –	is subject to cumulative s to a new two-form			High Impact – significant mitigation required				corridor from Houghton ments previously.	



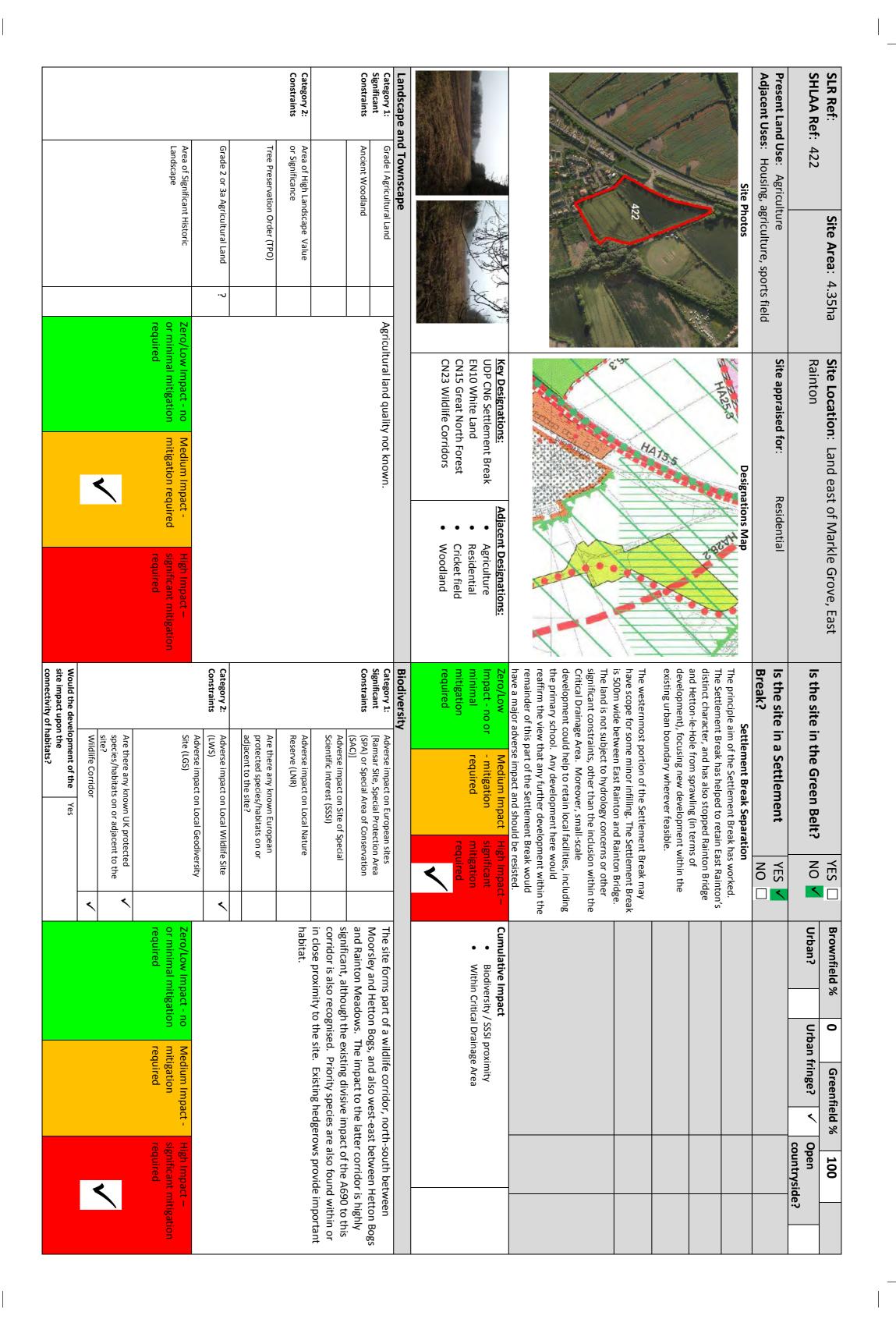
Category 1: Significant Constraints Category 2: Category 2:	Ground Cor	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints		Category 1: Significant Constraints	Historic Env
Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Ground Conditions & Contamination Site Predominantly Flat	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
Zero/Low Impact - no or minimal mitigation mitigation required	No significant issues identified	Zero/Low Impact - no or minimal mitigation mitigation required required	The site lies within a Critical Drainage Area and Source Protection Zone. Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required required		Does the site have any historical or archaeological significance?	
How many homes could be provided? How many jobs could the site provide for? 12 30dpt	Suitability and Deliverability What is considered suitable on the site?	High Impact – significant mitigation required	e Protection Zone. Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	High Impact – significant mitigation required Is the proposed development site designated as open space or playing fields? Natural greenspace Allotment Green Infrastructur Green or playing fields?	Cemetery / Churchyard Category 2: Public Open Space/Playing Area	Category 1: Significant Constraints	Green Infrastructure
oachment into	Ility Pasture / agriculture		generation? r for site n facility capacity for site to local road network, ort, education and	Way h/bridleway) Icture corridor No.	Cemetery / Churchyard Public Open Space/Playing Field/Play Area	or Garden (єн ust)	
Site is considered suitable for development d		Zero/Low Impact - no Me or minimal mitigation mit required req	Road access issues.	Zero/Low Impact - no or minimal mitigation required required		The site lies on the edge of a	
Site is considered potentially suitable for development		Medium Impact - High Impact - significant mitigation required		Medium Impact - High Impact – mitigation significant mitigation required		on the edge of a wide Green Infrastructure corridor.	



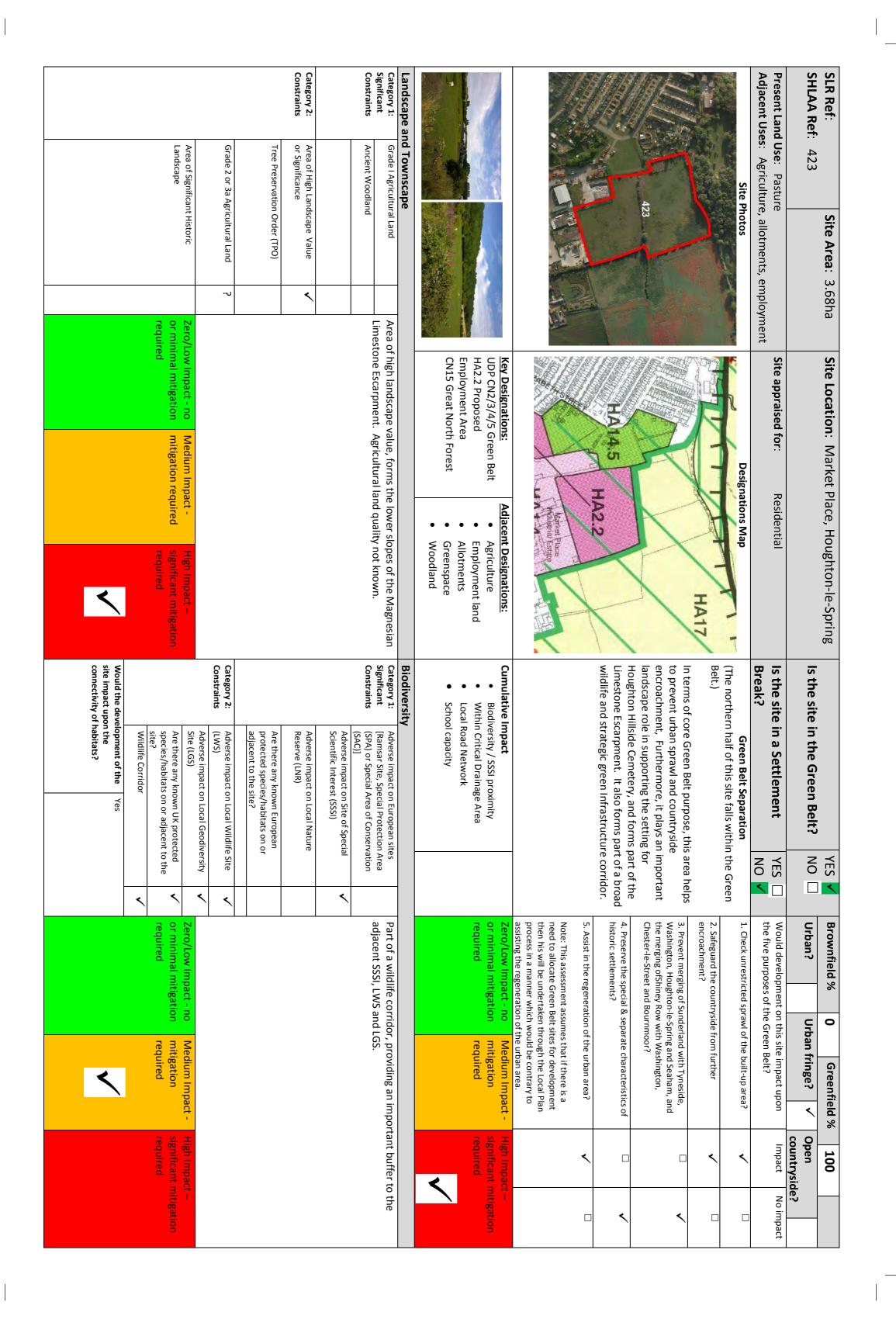
Historic Env Category 1: Significant Constraints	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate)	Does the site have any historical or archaeological significance? The fields form the backdrop to the Newbottle Conservation Area (hilltop settlement). The 19 th Century Betty Pit was located on this site.	Green Infrastructure Category 1: Historic Significant Constraints Village of Commete	Historic Park or Garden (EH List) Village Green Cemetery / Churchyard
Category 2: Constraints	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation mitigation required required Tequired Medium Impact - High Impact - significant mitigation required required	Natural greenspace Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	
Flooding			Infrastructure and Services	
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area. A small portion of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	y for ad net
Category 2: Constraints	land	Zero/Low Impact - no	Nearest local facilities in Houghton town centre.	
	within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			
Ground Con	Ground Conditions & Contamination		Suitability and Deliverability	
Site Topography	Predominantly Flat Gentle Slope	The site lies within a Coal Referral Area.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 277 34dpha
	Undulating Steep Slope		Site Appraisal Conclusion	
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation mitigation required required required	Recently approved planning application that has addressed significant constraints.	ation that h
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			



Historic En Category 1: Significant Constraints Constraints	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure Constraints Conservation Area Cotegory 2: Conservation Area Cotegory 2: Conservation Area	Does the site have any historical of Minor archaeological significance.	storical or archaeologic ficance.	or archaeological significance?	Storical or archaeological significance? Category 1: Significant Constraints Category 2: Historic Park or Garden (εн ust) Historic Park or Garden (εн ust) Category 2: Constraints Category 2: Area Public Open Space/Playing Field/Play Allotment Allotment
Conservat Archaeolc potential)		Zero/Low Impact - no or minimal mitigation mitigation required	High Impact – significant mitigation required		Is the proposed dev designated as open fields?
Flooding Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area. L groundwater flooding.	Low incidence potential of		Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation mitigation required required 10% 10%	High Impact — significant mitigation required		Limited local facilities at East Rainton- nearest local centre is Houghton.
Ground Co Site	Ground Conditions & Contamination Site Predominantly Flat	No significant issues identified.		₹ St	Suitability and Deliverability What is considered suitable on the site?
0.00	Gentle Slope Undulating			ं मिस	How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation mitigation required	High Impact – significant mitigation required		Potentially suitable for development
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	<			



A part of the site falls within the boundary of the historic village of East Rainton, and there is additional archaeological interest relating to the nearby former pit or minimal mitigation mitigation required The site lies within a Critical Drainage Area and a small part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Zero/Low Impact - no required Zero/Low Impact - no mitigation mitigation required Six Spping site. Sloping site. Medium Impact - no mitigation required required Zero/Low Impact - no mitigation mitigation required Medium Impact - no mitigation required Medium Impact - significant mitigation required Wedium Impact - no mitigation required Medium Impact - significant mitigation required Wedium Impact - no mitigation required Wedium Impact - significant mitigation required Wedium Impact - no mitigation required	Historic Env Category 1:	Historic Environment and Culture Category 1: Scheduled Ancient Monument	Does the site have any historical or archaeological significance?	Green Infrastructure Category 1: Historic	ucture Historic Park or Garden (EH List)	The site forms part of a Green Infrastructure corridor linking Rainton	s part of a
World Herdage State & Setting	ignificant onstraints	(+ 50m buffer zone if not designated)	Part of the site falls within the boundary of the historic village of East Rain and there is additional archaeological interest relating to the nearby forme and mineral line, along the site's eastern boundary.	Significant Constraints	Village Green	4	
Grade () Gra		World Heritage Site & Setting (+ candidate)		<u>ှ</u>	Cemetery / Churchyard		
grov 2: Grade Il Listed Building/Structure Archaeological Site (Forown & Zero/Low Impact - no mitigation required required section) Archaeological Site (Forown & Zero/Low Impact - no mitigation required section) File Rood Rek Zone 38 (Functional file in the site is significant mitigation required section) File Rood Rek Zone 38 (Functional file in the site is significant mitigation required section) File Rood Rek Zone 38 (Functional file in the site is significant mitigation required section) File Rood Rek Zone 38 (Functional file in the site is significant mitigation required section) File Rood Rek Zone 38 (Functional file in the site is significant mitigation required surface for the site is significant mitigation required surface for form file and significant mitigation required for or minimal mitigation mitigation required required surface for form for form file and significant mitigation required required surface for form for form file and significant mitigation required required form for minimal mitigation mitigation required required surface form for for form for		Grade I/Grade II*Listed Building/Structure			Public Open Space/Playing Field/Play Area	ing Field/Play	ing Field/Play
Conservation Area Archaeological Site (Known & Zero/Low Impact - no pulsed mitigation required Paper	Category 2:	Grade II Listed Building/Structure		Na	Natural greenspace		
oding gory 1: Flood Risk Zone 38 (functional filters trains: Flood Risk Zone 38 (functional filtria) F		Conservation Area			Allotment		
oding gray 1: Flood Risk Zone 38 (Functional Rise) Vulnerability) Flood Risk Zone 2 (Medium Vulnerability) Vulnerability Vulnerability Surface Water Flooding - % of land within 1 null onderace (medium) Within 1 null onderace (medium) Surface Water Flooding - % of land within 1 null onderace (medium) Within 1 null onderace (medium) Surface Water Flooding - % of land within 1 null onderace (medium) Within 1 null onderace (medium) Surface Water Flooding - % of land within 1 null onderace (medium) Within 1 null onderace (medium) Surface Water Flooding - % of land within 1 null onderace (medium) Within 1 null onderace (medium) Surface Water Flooding - % of land within 1 null onderace (medium) Within 1 null onderace (medium) Surface Water Flooding - % of land within 1 null onderace (medium) Within 1 null onderace (medium) Surface Water Flooding - % of land within 1 null onderace (medium) Within 1 null onderace (medium) Surface Water Flooding - % of land within 1 null onderace (medium) Within 1 null onderace (medium) Surface Water Flooding - % of land within 1 null onderace (medium) Vince Zone (medium) Vi		Archaeological Site (Known & 🗸 potential)	/ Impact - no Medium Impact - al mitigation mitigation required		Public Right of Way (cycleway/ footpath/brid Green Infrastructur	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Way th/bridleway) acture corridor Tequired Zero/Low Impact - no or minimal mitigation
coding Flood flak Zone 3B (Functional Floodplain) The site lies within a Critical Drainage Area and a small part of the site is affected by 1:30 incidence surface water flooding. Low incidence surface water flooding. Low incidence potential of groundwater flooding. The site lies within a Critical Drainage Area and a small part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Image: Contract of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Image: Contract of the site is provided and incidence surface water flooding. Low incidence potential of groundwater flooding. Image: Contract of the site is part of the site is potential of groundwater flooding. Image: Contract of the site is potential of groundwater flooding. Image: Contract of the site is part of the site is potential of groundwater flooding. Image: Contract of the site is part of the site is potential of groundwater flooding. Image: Contract of the site is part of the site is potential of groundwater flooding. Image: Contract of the site is part of the site is potential of groundwater flooding. Image: Contract of the site is part of the site is potential of groundwater flooding. Image: Contract of the site is part of the site is potential of groundwater flooding. Image: Contract of the site is part of the site is potential of groundwater flooding. Image: Contract of the site is part of the site is potential of groundwater flooding. Image: Contract of the site is part of the site is potential of groundwater flooding. Image: Contract of the site is part of the site is part of the site is potential of groundwater flooding.<			<	Is the proposed develondesignated as open sp fields?	opment site	ing No.	ng No.
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Flood Risk Zone 2(Medium Vulnerability) Flood Risk Zone 2(Medium Vulnerability) Flood Risk Zone 2(Medium Vulnerability) Froud Risk Zone 2(Medium Vulnerability) Frood Risk Zone 2(Medium Frooding % of land cs% Vulnerability) Frooding % of land cs% Vilnerability vulnerability Frooding % of land cs% Vilnerability Frooding % of la	Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Critical Drainage Area and a small part of the saffected by 1:30 incidence surface water flooding. Low incidence notential of groundwater flooding		for site to verage ca	affic generation?	raffic generation? Access to be taken from Old Durham Road with traffic calming pacity for site provided
gory 2: Prood Risk Zone 2(Medium Vulnerability) Cero/Low Impact - no or minimal mitigation Medium Impact - significant mitigation High Impact - significant mitigation Medium Impact - significant mitigation High Impact - significant mitigation Medium Impact - significant mitigation High Impact - significant mitig		Flood Risk Zone 3A (High Vulnerability)	Q	Is there education/con site requirements? What is the broad accolocal shopping services community opportunity	essibility c s, public tu ties?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network local shopping services, public transport, education and community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?
Surface Water Flooding — % of land within 1 in 30 incidence (high) Surface Water Flooding — % of land within 1 in 30 incidence (medium) Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 200 incidence (medium) Surface Water Flooding — % of land within 1 in 200 incidence (medium) Surface Water Flooding — % of land within 1 in 200 incidence (less) Oritical Drainage Area Surface Water Flooding — % of land within 1 in 200 incidence (less) Oritical Drainage Area Surface Water Flooding — % of land within 1 in 200 incidence (less) Oritical Drainage Area Surface Water Flooding — % of land within 1 in 200 incidence (less) Oritical Drainage Area Surface Water Flooding — % of land within 1 in 200 incidence (less) Oritical Drainage Area Surface Water Flooding — % of land within 1 in 200 incidence (less) Oritical Drainage Area Micrals Surface Water Flooding — % of land within 1 in 200 incidence (less) Oritical Drainage Area Micrals Surface Water Flooding — % of land within 1 in 200 incidence (less) Oritical Drainage Area Micrals Surface Water Flooding — % of land within 1 in 200 incidence (less) Oritical Drainage Area Micrals Surface Water Flooding — % of land within 1 in 200 incidence (less) Oritical Drainage Area Micrals Surface Water Flooding — % of land within 1 in 200 incidence (less) Oritical Drainage Area Micrals Surface Water Flooding — % of land within 1 in 200	Category 2: Constraints	ne 2(Medium Flooding	v Impact - no Medium Impact - nal mitigation mitigation required		in East Rai	Limited local facilities in East Rainton – nearest local centre is Houghton.	nton – nearest local centre is or minimal mitigation required
Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone Fredominantly Flat Oundulating Containing Steep Slope COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated and Minerals Legacy (quarries and coal mining) Minerals Lafeguarded Area High Voltage electricity line(+10m buffer zone) Medium Impact – Medium Impact - mitigation mitigation required required Frequired Figh Impact – Significant mitigation required required mitigation required significant mitigation required mitigation required mitigation required mitigation required mitigation required mitigation mitigation required mitigation required mitigation required mitigation required mitigation mitigation required mitigation mitigation required mitigation mitigation mitigation required mitigation mitig		fland					
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Source Protection Zone Source Protection Zone		and					
Jund Conditions & Contamination Predominantly Flat Ography Gentle Slope Gentle Slope Medium Impact - no Undulating Medium Impact - no Part - significant mitigation Medium Impact - mitigation required High Impact - significant mitigation High Impact - significant mitigation Medium Impact - mitigation required High Impact - significant mitigation High Impact - signifi		Source Protection Zone					
Predominantly Flat Sloping site. Sloping site.	Ground Con	litions & Contamination		Suitability and D)eliver	ability	ability
Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Medium Impact - or minimal mitigation mitigation required required Fequired Medium Impact - significant mitigation mitigation required required Medium Impact - significant mitigation required significant mitigation required required Fequired Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Site Topography	Predominantly Flat	Sloping site.	What is considered sui	ild be p	Residen 96	
Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Medium Impact - mitigation required required required Medium Impact - significant mitigation required required required				How many jobs could t	the	site provide for?	site provide for?
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Electricity Pylon (+ 10m buffer zone) Migh Voltage electricity line(+10m buffer zone) Zero/Low Impact - no Medium Impact - significant mitigation mitigation required required required High Impact - significant mitigation required required required				Site Appraisal Co	9	clusion	clusion
COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Miffer zone) Miffer zone) Minerals Safeguarded Area High voltage electricity line(+10m buffer zone)	Category 1:	Health & Safety Executive (HSE)	Medium Impact -				Site is considered
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Category 1: Significant Constraints	Health & safety Executive (HSE) COMAH Development Proximity or Inner Zone	al mitigation Medium Impact - mitigation required		lan op	ning approval and is consider ment.	Site has outline planning approval and is considered suitable for suitable for development
		Electricity Pylon (+ 10m buffer zone)					
Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minorals Legacy (quarries and coal					<
High Voltage electricity line(+10m buffer zone)		mining) Minerals Safeguarded Area					
		High Voltage electricity line(+10m buffer zone)					



Category 1: Significant Constraints Category 2: Constraints			Site Topography	Ground Co		Category 2: Constraints		Category 1: Significant Constraints	Flooding		Category 2: Constraints			Category 1: Significant Constraints	Historic En
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone)	Undulating Steep Slope	Gentle Slope	Predominantly Flat	Ground Conditions & Contamination	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Flood Risk Zone 3A (High Vulnerability)	Flood Risk Zone 3B (Functional Floodplain)		potential)	Grade II Listed Building/Structure Conservation Area	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
or re		<	Z	-	< < 5%	v re	Ę	· th T		or re	<u> </u>			Doc	
Zero/Low Impact - no or minimal mitigation required			No significant issues identified.			Zero/Low Impact - no or minimal mitigation required	incidence potential of groundwater flooding.	The northern part of the site lies within the southern part of the site lies within a		or minimal mitigation required				oes the site have any hist ^{D.}	
Medium Impact - mitigation required			ntified.		<	Medium Impact - mitigation required	oundwater flooding.	site lies within the Sou site lies within a Critica		mitigation required				Does the site have any historical or archaeological significance? No.	
High Impact – significant mitigation required						High Impact — significant mitigation required		The northern part of the site lies within the Source Protection Zone, and the southern part of the site lies within a Critical Drainage Area. Low		rign impact — significant mitigation required				significance?	
Not suitable within the Cemploymer	Site Appra	How many hor	What is consid	Suitability		Nearest local f	requirements? Is there education/commusite requirements? What is the broad accessiblocal shopping services, pulcommunity opportunities?		Infrastruct	Is the propose designated as fields?		Category 2: Constraints		Category 1: Significant Constraints	Green Infrastructure
Not suitable for development- site is partly located within the Green Belt, and partly forms employment land with limited road access.	Site Appraisal Conclusion	How many homes could be provided? How many jobs could the site provide for?	What is considered suitable on the site?	Suitability and Deliverability		Nearest local facilities are at Houghton town centre	requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site	Infrastructure and Services	(cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? Cycleway/ footpath/bridleway Cycleway Fields Cycleway Cycleway Fields Cycleway Cycleway	Natural greenspace Allotment	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Historic Park or Garden (EH List) Village Green	astructure
site is partitly forms	-	for?		_		ו town centre.	facility capacit	eneration? for site	-	bridleway) ture corridor No.		/Playing Field/	chyard	Sarden (EH List)	
y located s.	-	24dpha	Agriculture / employment				y for ad network,			<		Play			
Site is considered suitable for development			bloyment			Zero/Low Impact - no or minimal mitigation required	The Newbottle, Dubmire and Houghton area is subject to cumula: housing development pressure which equates to a new two-form entry school.	Access issues.		or minimal mitigation required				Forms the edge of a Gr	
Site is considered potentially suitable for development						Medium Impact - mitigation required	re and Houghton area oressure which equate			mitigation required				dge of a Green Infrastructure corridor.	
Site is not considered suitable for development					<	High Impact – significant mitigation required	The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.			rign impact – significant mitigation required				ridor.	

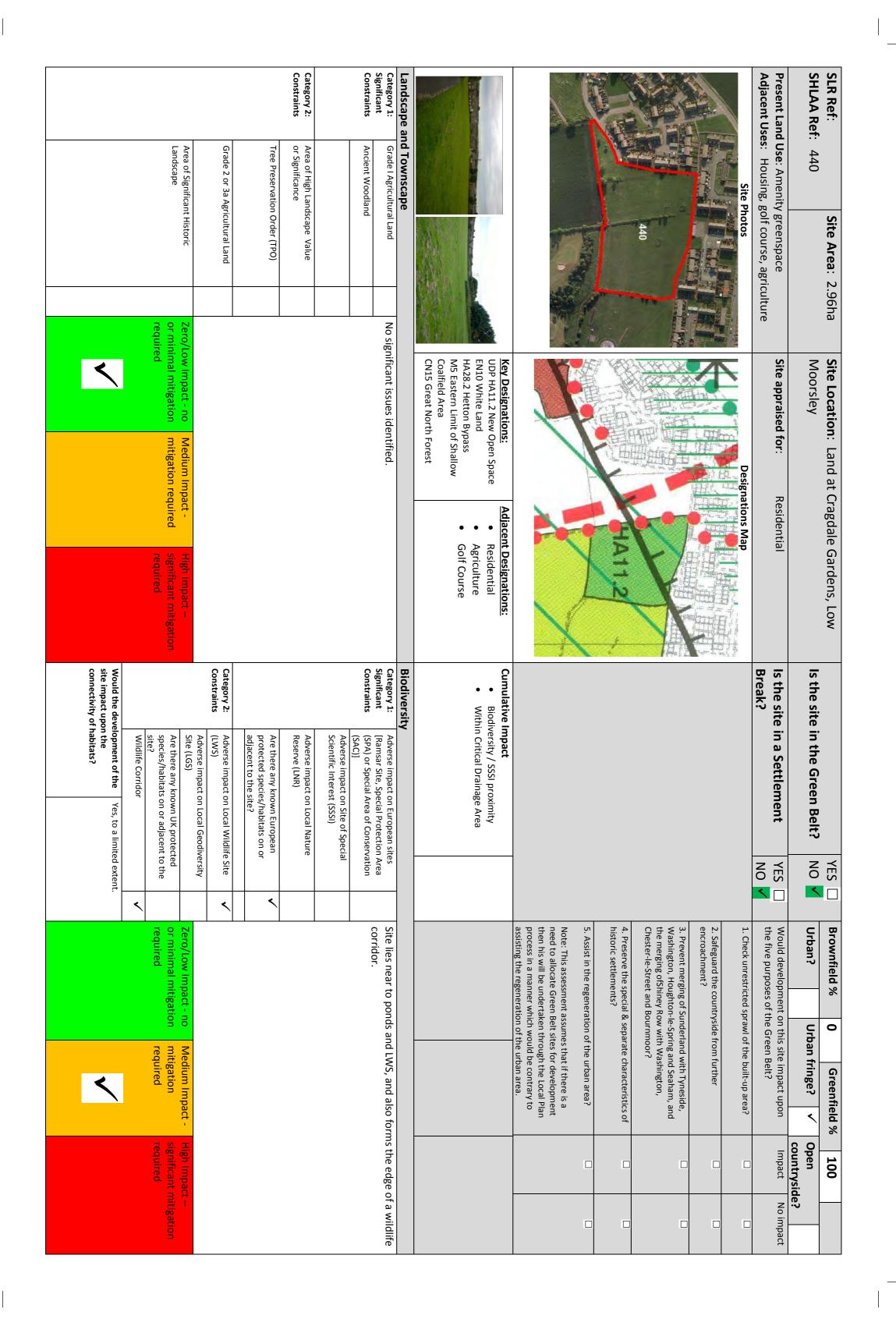
	Category 2: Constraints	Landscape an Category 1: Significant Constraints				Present Land Use: Adjacent Uses: Ho	SLR Ref: SHLAA Ref:
Area of Significant Historic Landscape	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	Category 1: Grade Agricultural Land Significant Constraints Ancient Woodland			255	Use: Allotments s: Housing, employment land Site Photos	Site Area : 0.47ha
Zero/Low Impact - no or minimal mitigation mitigation required		No significant issues identified.	Key Designations: UDP L1/7/9 Open space			Site appraised for: R	Site Location: Electric C Philadelphia
High Impact – significant mitigation required			Adjacent Designations: Residential Employment land			Residential Designations Man	Crescent Allotments,
Constraints (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Would the development of the site impact upon the connectivity of habitats? Would the development of the site impact upon the connectivity of habitats?		Constraints Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special	Cumulative Impact Within Critical Drainage Area Local Road Network School capacity			Is the site in a Settlement Break?	Is the site in the Green Belt?
liversity exted nt to the	re n or	sites on Area ervation				YES	YES
Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation mitigation required		No significant issues identified.		 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. 	2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area?	Brownfield % 0 Greenfield % Urban? Urban fringe?
High Impact – significant mitigation required						Impact No impact	% 100 Open countryside?

Category 1: Significant Constraints Category 2: Constraints			Topography	Site	Ground Co								Constraints			Constraints	Category 1:	Flooding					Category 2: Constraints			Constraints	Category 1: Significant	Historic Env
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Undulating Steep Slope	Gentle Slope		Predominantly Flat	Ground Conditions & Contamination	Source Protection Zone	Critical Drainage Area	within 1 in 1000 incidence (less)	within 1 in 100 incidence (medium)	Surface Water Flooding – % of land	Surface Water Flooding – % of land within 1 in 30 incidence (high)	Groundwater Flooding	Vulnerability)		Flood Risk Zone 3A (High Vulnerability)	rioodpiaiii)	Flood Risk Zone 3B (Functional				Archaeological Site (Known & potential)	Conservation Area	Grade II Listed Building/Structure	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)		Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
zero/Lov or minim required				✓ No s			<					✓ required	or m	1		grou	The			required	Zero or m					Station.	Does The s	
v Impact - no lal mitigation			(No significant issues identified.									or minimal mitigation n			groundwater flooding.	The site lies within a Critical Drainage Area.		<		Zero/Low Impact - no Nor minimal mitigation Nor minimal					on.	the site have any histo lite is located adjacent t	
Medium Impact - mitigation required				ified.					<				mitigation required	· ·			cal Drainage Area. Lov			-	Medium Impact - mitigation required						Does the site have any historical or archaeological significance? The site is located adjacent the grade II listed building, former NCB Power	
High Impact — significant mitigation required												required	significant mitigation				Low incidence potential of			required	High Impact — significant mitigation						s ignificance? g, former NCB Power	
Not suitable fo to be retained.	Site Apprais	How many jobs	How many home	What is consider	Suitability a								Nearest local fac	What is the broad accessib local shopping services, pu community opportunities?	Is there education/ site requirements?	Is there water ar requirements?	Is there road cap	Infrastructu	Is the proposed of designated as oper fields?					Category 2: Constraints		Constraints	Category 1: Significant	Green Infrastructure
Not suitable for development - existing allotments to be retained.	Site Appraisal Conclusion	How many jobs could the site provide for?	How many homes could be provided?	What is considered suitable on the site?	Suitability and Deliverability								Nearest local facilities at Houghton town centre.	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Is there education/community/health facility capacity for site requirements?	Is there water and sewerage capacity for site requirements?	Is there road capacity for site traffic generation?	Infrastructure and Services	Is the proposed development site designated as open space or playing fields?	Green Infrastructure corridor	Public Right of Way (cycleway/ footpath/bridleway)	Allotment	Natural greenspace	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Village Green	Historic Park or Garden (ен ust)	tructure
g allotments			14 33dpha	Allotments										il road network, ion and	pacity for				Yes, as allotments.	idor				ield/Play			H List)	
Site is considered suitable for development			3									required	or minimal mitigation				Access from the east			required	Zero/Low Impact - no or minimal mitigation	<u> </u>					Existing allotment site (14 plots).	
Site is considered potentially suitable for development									<	\		required	mitigation							required	Medium Impact - mitigation						14 plots).	
Site is not considered suitable for development												required	significant mitigation						<	required	High Impact – significant mitigation							

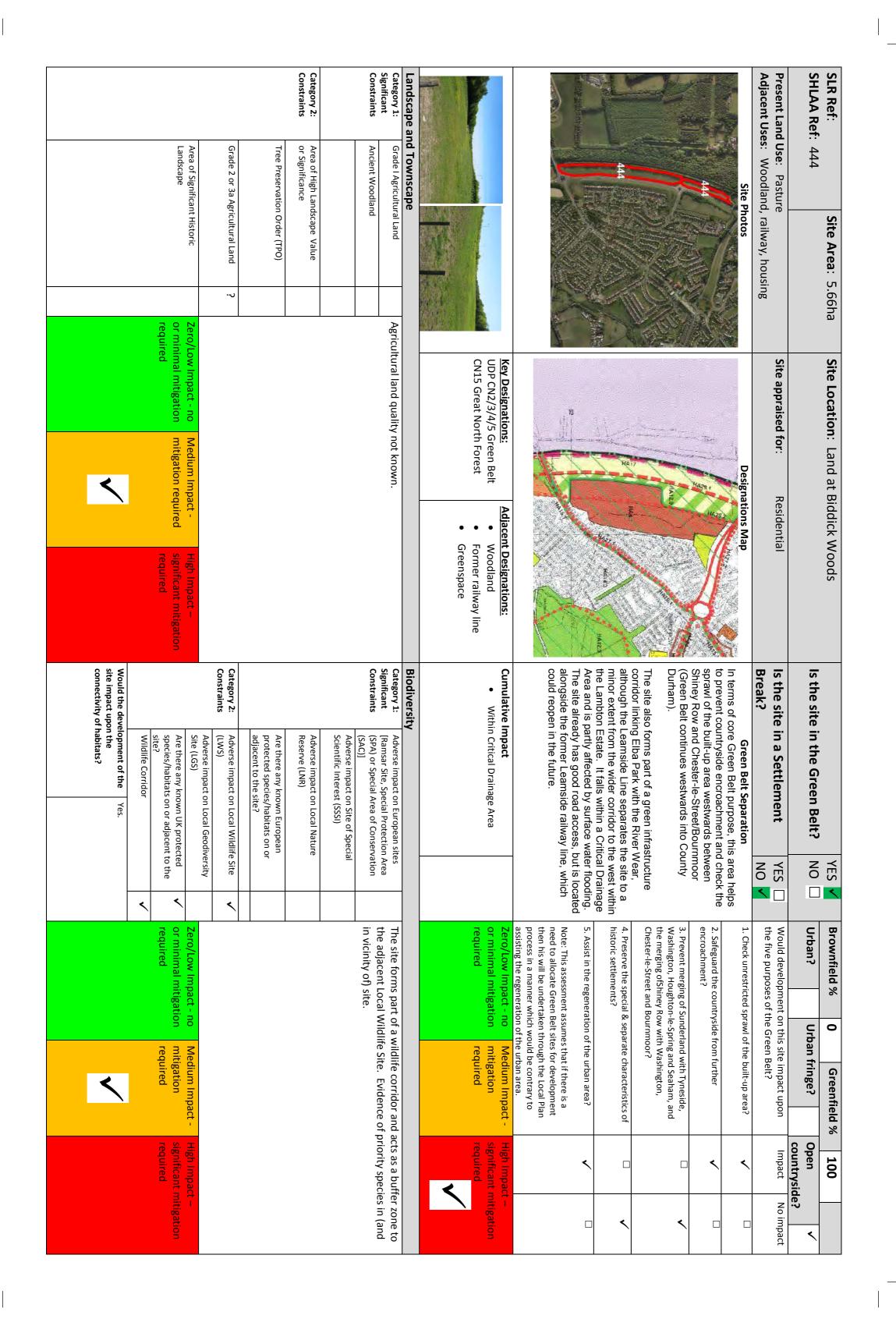
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	1			Category 2: Constraints		Significant Constraints	e and								Present Land Use: Adjacent Uses: H	SLR Ref: SHLAA Ref:
	Area of Significant Historic Landscape	Grade 2 or 3a Agric	Tree Preservation Order (TPO)	Area of High Landscape or Significance		Ancient Woodland	and lownscape	d Townscano					?	Site Photos	Use: Vacant land : Housing and vacant land	437
	Historic	Agricultural Land	rder (TPO)	ape Value		ē								otos	nd vacant land	Site Area: 0.4
	Zero/Low Impact - or minimal mitigat required					NO VI	2000	_	□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□		10 11 11 11 11 11 11 11 11 11 11 11 11 1				S	0.46ha S i
	ion no					NO significant issues identified.			Key Designations: UDP EN10 White Land						Site appraised for:	Site Location: Land Easington Lane
	Medium Impact mitigation requi					rilled.	÷ iii o	_						Designat	for : Re	: Land at For
	ired								Adjacent Designations: ■ Residential				S249	Designations Map	sidential	
	High Impact – significant mitigation required								ntial							est Estate, Forest Lane,
Would the development site impact upon the connectivity of habitats?		Category 2: Constraints				Significant Constraints	Biodiversity	Diodivorci+v	Cumulative Impact Within Critics						Is the site Break?	Is the site
Would the development of the No. site impact upon the connectivity of habitats?	Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	_		tive Impact Within Critical Drainage Area						in a Settlement	Is the site in the Green Belt?
	ected ent to the	diversity	an n or	ure	ecial	ion Area ervation		_						-	YES	NO YES
<	Zero/Low Impact - no or minimal mitigation required			<u>'</u>		ווכאפווווכמוונ	No di consideratione di consid			Note: This assess need to allocate then his will be u process in a man assisting the rege	4. Preserve the speci- historic settlements? 5. Assist in the regen	3. Prevent merging Washington, Hou the merging of She Chester-le-Street	2. Safeguard the encroachment?	1. Check unrestri	Would develop	Brownfield % Urban?
						NO significant issues lucifinied.	in i	_		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	e special & separate characteristics of ments?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	Safeguard the countryside from further encroachment?	 Check unrestricted sprawl of the built-up area? 	Would development on this site impact upon the five purposes of the Green Belt?	•
	Medium Impact - mitigation required					С				at if there is a or development h the Local Plan se contrary to ban area.	characteristics of urban area?	with Tyneside, Ind Seaham, and ashington,	further	built-up area?	e impact upon Belt?	100 Greenfield % Urban fringe?
	High Impact – significant mitigation required														Impact	% 0 Open countryside?
	nitigation														No impact	e :-

Category 1: Significant Constraints Category 2: Constraints		0	Site Topography	Ground Co			Constraints	Catagory 2.	Category 1: Significant Constraints	Flooding		Category 2: Constraints			Category 1: Significant Constraints	Historic E
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Undulating Steep Slope	Gentle Slope	Predominantly Flat	Ground Conditions & Contamination	within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium)	Vulnerability) Groundwater Flooding	Vulnerability) Flood Risk Zone 2(Medium	Flood Risk Zone 3B (Functional Flood Risk Zone 3A (High		Archaeological Site (Known & potential)	Grade II Listed Building/Structure Conservation Area	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
zero/Lov or minim required			✓ No sig		< <		or minim	7	The s Medi	-	Zero/Lov or minim required				No.	-
Zero/Low Impact - no or minimal mitigation required			No significant issues identified.				or minimal mitigation required		ite lies within a C ium incidence pot		Zero/Low Impact - no or minimal mitigation required				the site have any h	
Medium Impact - mitigation required			lentified.			<	mitigation required	Moding	The site lies within a Critical Drainage Area and : Medium incidence potential of groundwater flo		Medium Impact - mitigation required				Does the site have any historical or archaeological significance? No.	
High Impact – significant mitigation required							significant mitigation required		a and Source Protection Zone. ter flooding.		High Impact – significant mitigation required				significance?	
Potentially su	Site Apprais	How many jobs of	What is consider	Suitability a			Within accessible location.	site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there road cap Is there water ar requirements?	Infrastructui	Is the proposed of designated as op fields?		Category 2: Constraints		Category 1: Significant Constraints	Green Infrastructure
Potentially suitable for development	Site Appraisal Conclusion	How many nomes could be provided? How many jobs could the site provide for?	What is considered suitable on the site?	Suitability and Deliverability			location.	site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Infrastructure and Services	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? No.	Natural greenspace Allotment	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Historic Park or Garden (EH ust) Village Green	tructure
	-	14 34apna	siden					cal road network	1?	-	ridor		Field/Play		(EH List)	
Site is considered suitable for development		<u>a</u>					or minimal mitigation required		Access from the north or east		Zero/Low Impact - no or minimal mitigation required				No significant issues identified.	
Site is considered potentially suitable for development						<	mitigation required	No.	or east		Medium Impact - mitigation required				entified.	
Site is not considered suitable for development							significant mitigation required				High Impact – significant mitigation required					

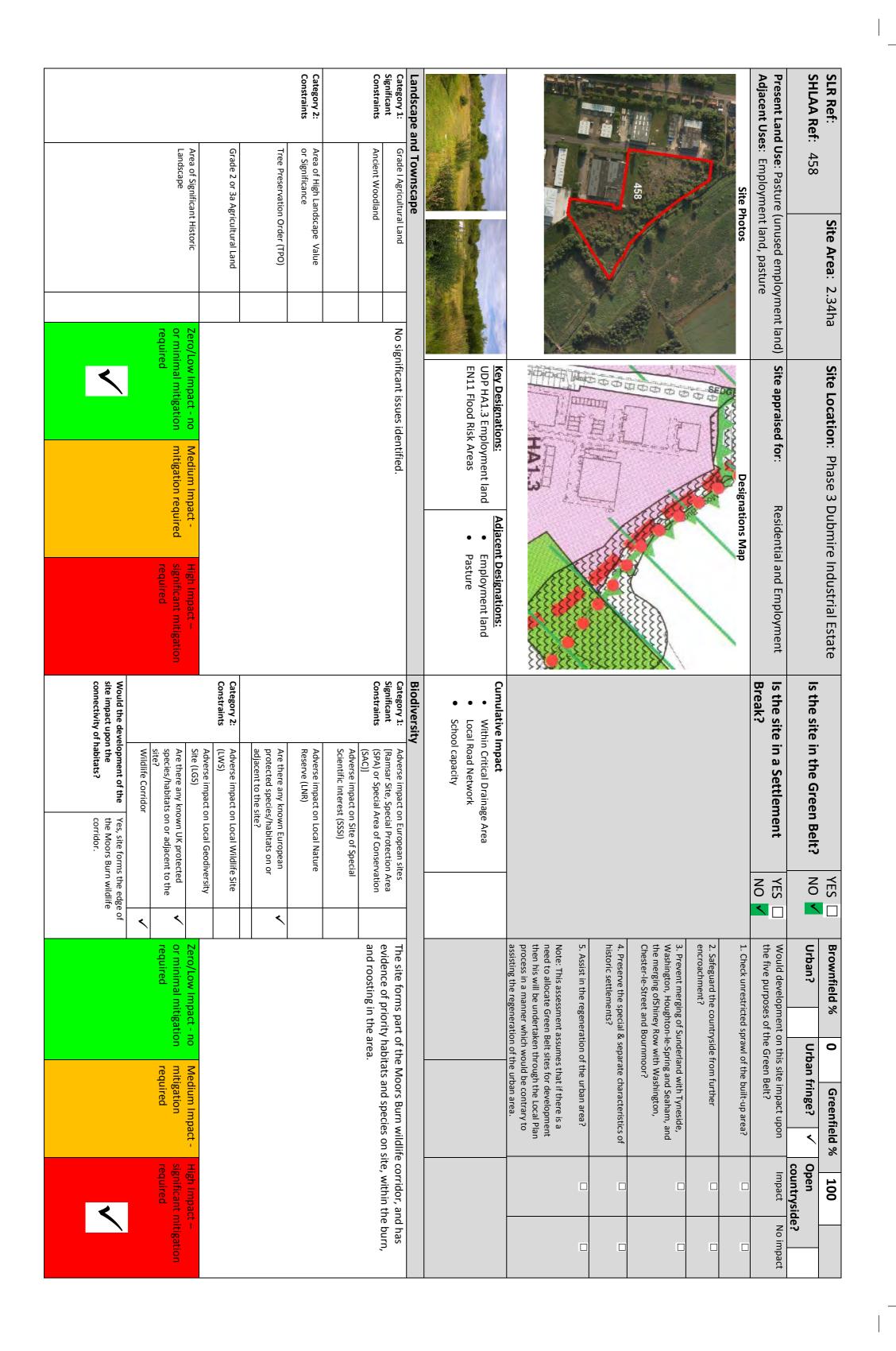


Category 1: Health & Safety Executive (HSE) Significant COMAH Development Proximity or Inner Zone Inner Zone Electricity Pylon (+ 10m buffer zone) Category 2: HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal	Ground Conditions & Contamination Site Predominantly Flat Gentle Slope Undulating Steep Slope	Category 2: Constraints Constraints Vulnerability) Groundwater Flooding Surface Water Flooding — % of land within 1 in 30 incidence (high) Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Category 2: Grade II Listed Building/Structure Constraints Conservation Area Archaeological Site (Known & potential)	Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
mity or er zone) r Zone land land	ion	n % of land <5% (medium) % of land 5% (less) < \lambda (l	18	g cture	nt signated)
Zero/Low Impact - no or minimal mitigation required	No significant issues identified.	zero/Low Impact - no or minimal mitigation required	The site lies within a Cri A small part of the site i flooding. Medium incid	Zero/Low Impact - no or minimal mitigation required	No.
Medium Impact - mitigation required	ntified.	Medium Impact - mitigation required	The site lies within a Critical Drainage Area and Source Protection Zone. A small part of the site is affected by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.	Medium Impact - mitigation required	Does the site have any historical or archaeological significance? No.
High Impact – significant mitigation required		High Impact – significant mitigation required	Source Protection Zone. nce surface water lwater flooding.	High Impact – significant mitigation required	gnificance?
Potentially s	What is conside How many hom How many jobs Site Apprair	Nearest local fa	Infrastructure and S Is there road capacity for si Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is the proposed designated as o fields?	Category 1: Significant Constraints Category 2: Category 2:
Potentially suitable for development	Suitability and DeliverabilityWhat is considered suitable on the site?ResidentialHow many homes could be provided?6027dHow many jobs could the site provide for?Site Appraisal Conclusion	Nearest local facilities at Houghton town centre.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? Natural greenspace Public Right of Way (cycleway/ footpath/bridleway) Frequency (sycleway) Frequency (sycleway)	Historic Park or Garden (EH List) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
Site is considered suitable for development	ntial 27dpha	Zero/Low Impact - no or minimal mitigation required	New access	Zero/Low Impact - no or minimal mitigation required	Site provides amenity greenspace, and forms the edge of a Green Infrastructure corridor.
Site is considered potentially suitable for development		Medium Impact - mitigation required	road runs through the site	Medium Impact - mitigation required	greenspace, and form:
Site is not considered suitable for development		High Impact – significant mitigation required		High Impact – significant mitigation required	s the edge of a Green



Historic Envi	Historic Environment and Culture			Green Infrastructure	ructure		
Category 1: Significant Constraints	(+ 50m buffer zone if not designated)	Adjacent to the former Leamside Line.	gnincancer	Category 1: Significant Constraints	Village Green		River Wear to Elba Park. Amenity greenspace grass verges alongside the existing road.
	World Heritage Site & Setting (+ candidate)				Cemetery / Churchyard		
	Grade I/Grade II*Listed Building/Structure			Category 2: Constraints	Public Open Space/Playing Field/Play Area	ay <	
Category 2: Constraints	Grade II Listed Building/Structure				Natural greenspace		
	Conservation Area				Allotment		
	Archaeological Site (Known & potential)	 Zero/Low Impact - no or minimal mitigation mitigation required 	High Impact — significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	< N	Zero/Low Impact - no or minimal mitigation required
		<		Is the proposed development site designated as open space or playing fields?	velopment site Yes n space or playing		
Flooding				Infrastructure and Services	and Services		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	ige Area. water flo	a. Small parts of the site are flooding. Low incidence	Is there road capac Is there water and	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site	3.0	Difficult to establish acceptable highway layout, poor accessibility for non-motorised users.
T.	Flood Risk Zone 3A (High Vulnerability)	potential of groundwater flooding.		Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	for network,	
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	`	High Impact – significant mitigation				Zero/Low Impact - no or minimal mitigation
	Surface Water Flooding – % of land	v required	required			_	required
	within 1 in 30 incidence (high) Surface Water Flooding – % of land	5%					
	within 1 in 100 incidence (medium) Surface Water Flooding – % of land	5%	< _				
	within 1 in 1000 incidence (less) Critical Drainage Area	10%					
	Source Protection Zone						
Ground Cond	Ground Conditions & Contamination			Suitability and			
Site	Predominantly Flat	✓ The site lies within a Coal Referral Area.		What is considered	٠٠	re	
lopograpny				How many homes	How many homes could be provided?	20dpha	
	Undulating Undulating			How many Jobs cou	How many Jobs could the site provide for?		
	Steep Slope			Site Appraisal Conclusion	Conclusion		
	Steep Slope						
	Health & Safety Executive (HSE)	Zero/Low Impact - no Medium Impact -	High Impact –	Site forms part	Site forms part of the Green Belt.		Site is considered
Significant Constraints	COMAH Development Proximity or Inner Zone	al mitigation	significant mitigation				suitable for
	Electricity Pylon (+ 10m buffer zone)	required	required				development
Category 2:	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land						
ı	Minerals Legacy (quarries and coal	<					
	Minerals Safeguarded Area High Voltage electricity line/+10m						
	buffer zone)						

	Significant Constraints Category 2: Constraints	Landscape ar					Present Land Adjacent Use	SLR Ref: SHLAA Ref:
Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape	Ancient Woodland Area of High Landscape Value or Significance Tree Preservation Order (TPO)	Landscape and Townscape				Site Ph	Present Land Use: Listed building Adjacent Uses: Housing, road	448
	Value (TPO)				148	Photos	ilding / children's home ad	Site Area: 1.52ha
w Impact - no	אס אצווווינמוונ ואטמפאומפונווופט.	rapificant include the state of	Key Designations: UDP EN10 White Land				Site appraised for:	Site Location: Pen Penshaw
Medium Impact - mitigation required required required			Adjacent Designations: Residential Road			Designations Map	Residential	Penshaw House, Station Road,
	Sign	Bio				Ď	ls t Bro	
Category 2: Constraints Constraints Constraints Constraints Adverse impace (LWS) Adverse impace (LGS) Are there any species/habita site? Wildlife Corrid Would the development of the site impact upon the connectivity of habitats?	Significant (SPA) Constraints (SPA) (SAC) Adver Scient Resen Resen Are th protec adjace	sity	Cumulative Impact				Is the site in a Break?	the site in t
Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor ppment of the the abitats? No.	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on European sites	ict				a Settlement	Is the site in the Green Belt?
e Site ersity ted to the	Area	D .					YES NO	YES
Zero/Low Impact - no or minimal mitigation required	. באומפווכפ טו טו		Zero/Low Impact - no or minimal mitigation required	5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for developmenthen his will be undertaken through the Local Plaprocess in a manner which would be contrary to assisting the regeneration of the urban area.	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, ar the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics historic settlements?	Check unrestricted sprawl of the built-up area? Safeguard the countryside from further encroachment?	Would development on this site imp the five purposes of the Green Belt?	Brownfield % 5
	٠ <u>٢ </u>		on o	tic sst	S(7 × 5 3)		~ →	
o Medium Impact - m mitigation required	ry species i oosting and io		no Medium Impact - on mitigation required	5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements?	wl of the built-up area? de from further	pment on this site impact upon ses of the Green Belt?	50 Greenfield % Urban fringe?
	Exidence of billotty species roosing and loraging in area.			tion of the urban area?	nderland with Tyneside, 2-Spring and Seaham, and w with Washington, urnmoor?	wl of the built-up area?	act upon	Greenfield % 50 Irban fringe? Open countryside?

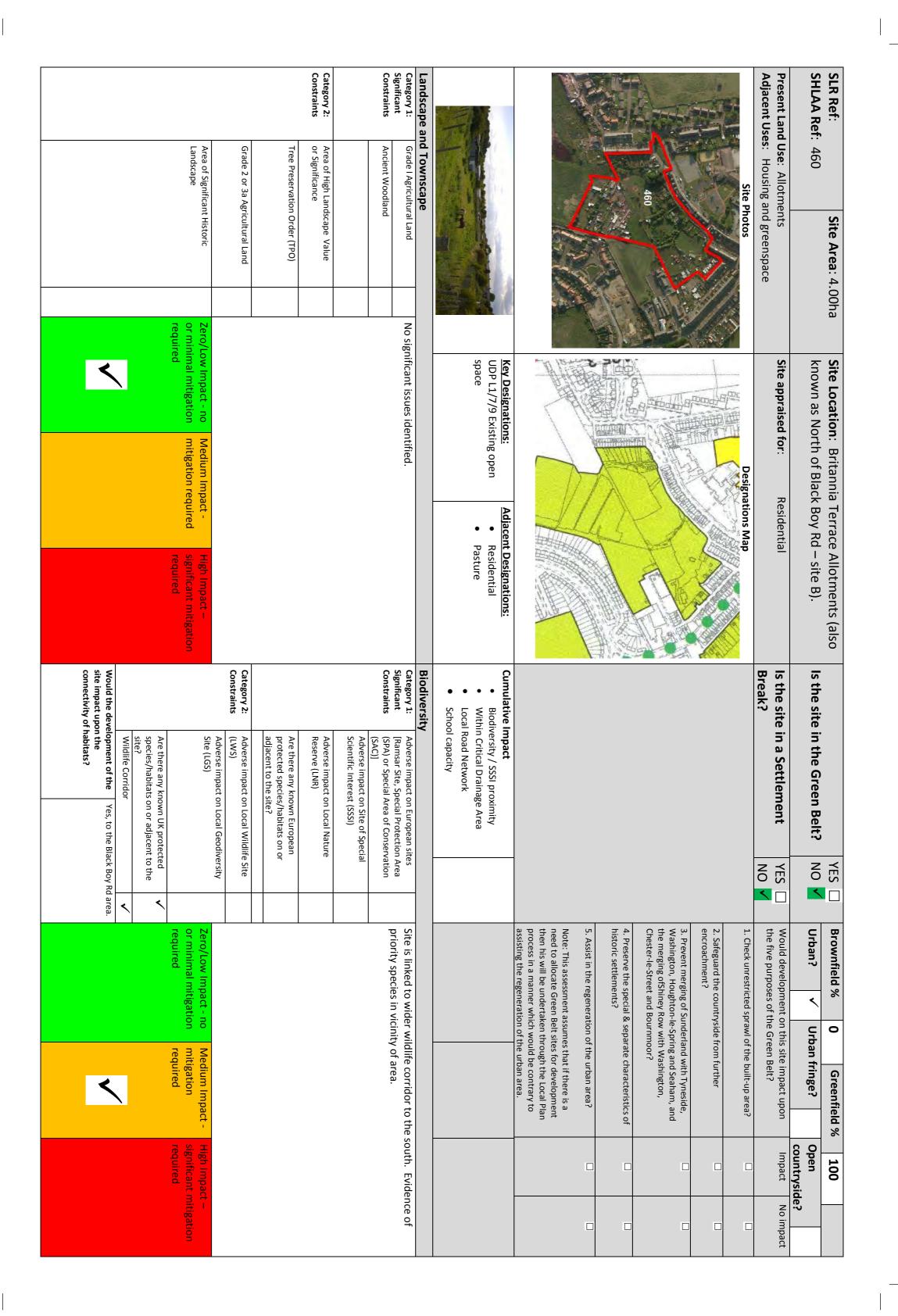


Historic Env	Historic Environment and Culture		rastrı	е	- -	
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? Minor archaeological significance (mill race to nearby mill).	Category 1: Histori Significant Constraints Village	Historic Park or Garden (EH List) Village Green	Site forms informal natural greenspace (not on Greenspace Audit), and the western edge of the Green Infrastructure corridor separating Fence Houses and Houghton-le-Spring.	ral greenspace (not the Green Infrastru nton-le-Spring.
	World Heritage Site & Setting (+ candidate)		Cemet	Cemetery / Churchyard		
	Grade I/Grade II*Listed Building/Structure		Category 2: Public Constraints Area	Public Open Space/Playing Field/Play Area		
Category 2:	Grade II Listed Building/Structure		Natural	Natural greenspace	\	
	Conservation Area		Allotment	nent		
	Archaeological Site (Known & potential)	Zero/Low Impact - no		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
		<	Is the proposed development site designated as open space or playing fields?	ent site No. or playing		<
Flooding	_		Infrastructure and Services	ervices		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Site lies within a Critical Drainage Area and the eastern edge is partly within a functional floodplain. Part of the site is affected by 1:30 incidence surface water flooding. Low incidence notential of	tly Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	te traffic generation? se capacity for site	Existing access through industrial estate. The Newbottle Dubmire and Houghton	ndustrial estate.
	Flood Risk Zone 3A (High Vulnerability)	groundwater flooding.	Is there education/communities? Site requirements? What is the broad accessibited accessibility acce	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community capacitunities?	housing development pressure which equates to a new two-form entry school.	essure which equ
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required significant mitigation	Nearest local facilities at Fence Houses / Dubmire	ence Houses / Dubmire.	Zero/Low Impact - no or minimal mitigation	Medium Impact mitigation
	Groundwater Flooding	illingarion required	101			required
	Surface Water Flooding – % of land within 1 in 30 incidence (high)					
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)					
	Surface Water Flooding – % of land within 1 in 1000 incidence (less) 50%					
	Critical Drainage Area					
	Source Protection Zone					
Ground Co	amination		Suitability and Deliverability	_		
Site Topography	Predominantly Flat	Site lies within a Coal Referral Area.	What is considered suitable on the site?	e? Employ	. I t	
lopograpny			How many homes could be provided?	provided? 53 30dpha	oha	
	Gentle Slope Undulating		How many jobs could the site provide for?	ite provide for?		
	Steep Slope		Site Appraisal Conclusion	usion		
Category 1:	Health & Safety Executive (HSE)	Modium Impact		mplement land and not		Cito is consider
Category 1: Significant	COMAH Development Proximity or	or minimal mitigation mitigation required significant mitigation		Currently considered suitable for residential	Site is considered	Site is considered
Constraints	Inner Zone			development. The Employment Land Review	development	suitable for
	בופכנו וכונץ דאווו מעוופו צטוופ)		indicates that the Cou	indicates that the Council may wish to reconsider		development
Category 2:	HSE COMAH Middle or Outer Zone		employment allocation	employment allocation in this location, however it is	t is	
Constraints	Minerals Legacy (quarries and coal	<	unlikely that the site o	unlikely that the site could be delivered for housing	<u>~</u>	
	mining)		in isolation.			
	Minerals Safeguarded Area High Voltage electricity line(+10m					
	buffer zone)					

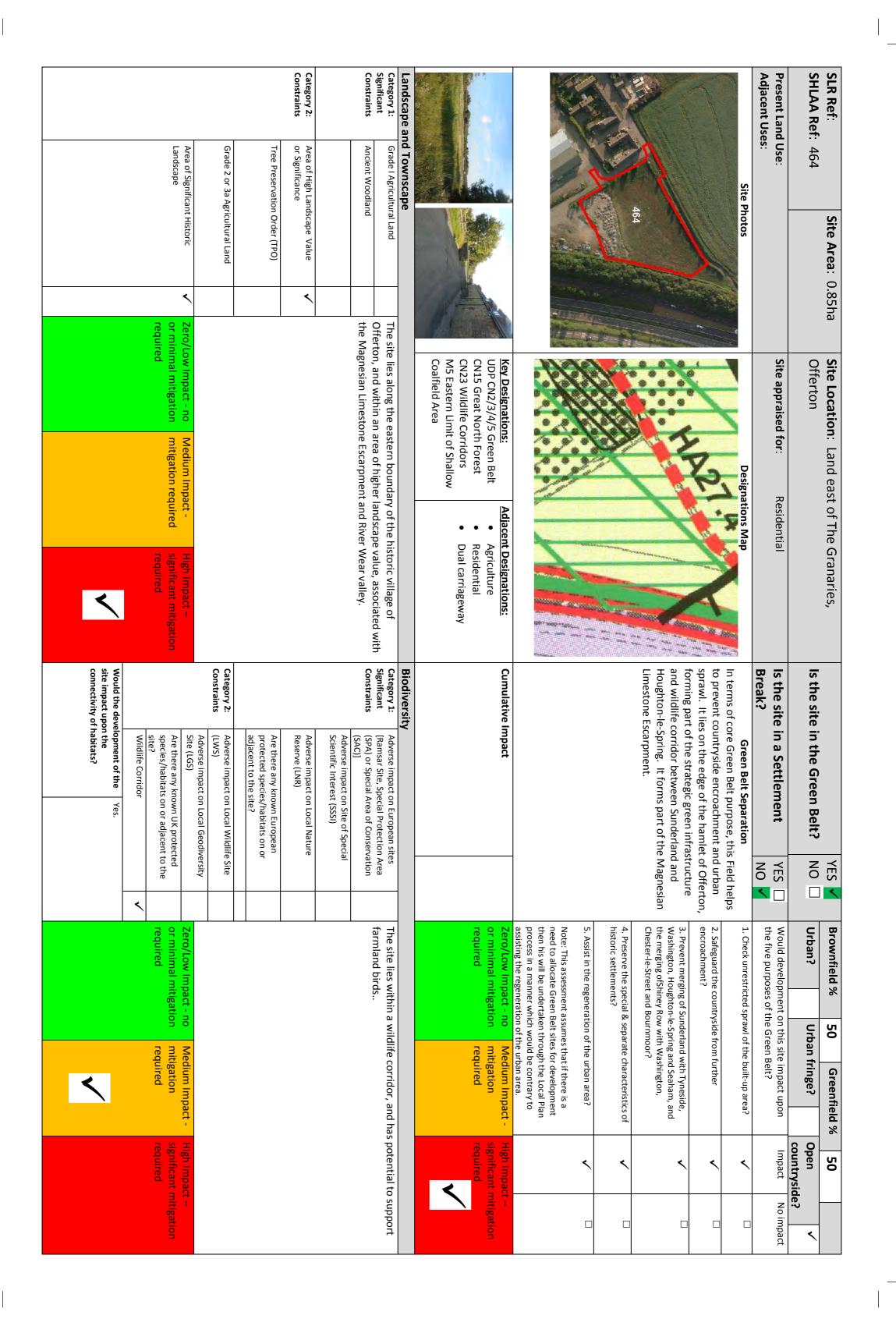
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				Category 2: Constraints		Category 1: Significant Constraints	Landscape an								Present Land Use: Adjacent Uses: El	SHLAA Ref:	SLR Ref:
	Landscape	Area of Significant Historic	Tree Preservation Order (TPO)	Area of High Landscape or Significance		Grade Agricultural Land Ancient Woodland	and Townscape					450		Site Photos	S	459	
			Order (TPO)	cape Value			-							otos	e: Employment land Employment land and housing		Site Area: 4.58ha
<	ion	Zero/Low Impact - no Med				No significant issues identified.		Wey Designations: UDP HA1.3 Employment land					NS SEED		Site appraised for:	Estate	cation:
	mitigation required	Medium Impact -				ä.			Qubrille load	HA1.3				Designations Map	Residential &		Phase 3 and 4 Di
	significant mitigation required	High Impact –						 Adjacent Designations: Employment land Residential 	Istrial Estelle					ğ	ial & Employment		d 4 Dubmire Industrial
Would the development of the site impact upon the connectivity of habitats?		Constraints				Category 1: Significant Constraints	Biodiversity	Cumulative Impact Within Critic Local Road N School capac							Is the site i Break?	Is the site i	
opment of the No. the abitats?	Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	(LWS) Adverse impact on Local Geodiversity Site (LGS)	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		tive Impact Within Critical Drainage Area Local Road Network School capacity							in a Settlement	Is the site in the Green Belt?	
_	t to the	versity	or -	ro	iai	tes n Area vation	_		-						YES	NO <	YES 🗆
	or minimal mitigation required	Zero/Low Impact - no			,	The site lies within proclose to roosting sites.			Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	5. Assist in the regeneration of the urban area?	4. Preserve the special & historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, ar the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	Would development on this site imp the five purposes of the Green Belt?	Urban? ✓	Brownfield %
<		Medium Impact -				The site lies within proximity to ponds with priority species, and also close to roosting sites.			Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	ion of the urban area?	4. Preserve the special & separate characteristics of historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	side from further	awl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Urban fringe?	100 Greenfield %
	significant mitigation required	High Impact -				priority specie									Impact	Open countryside?	0
	nitigation					s, and also									No impact	e?	

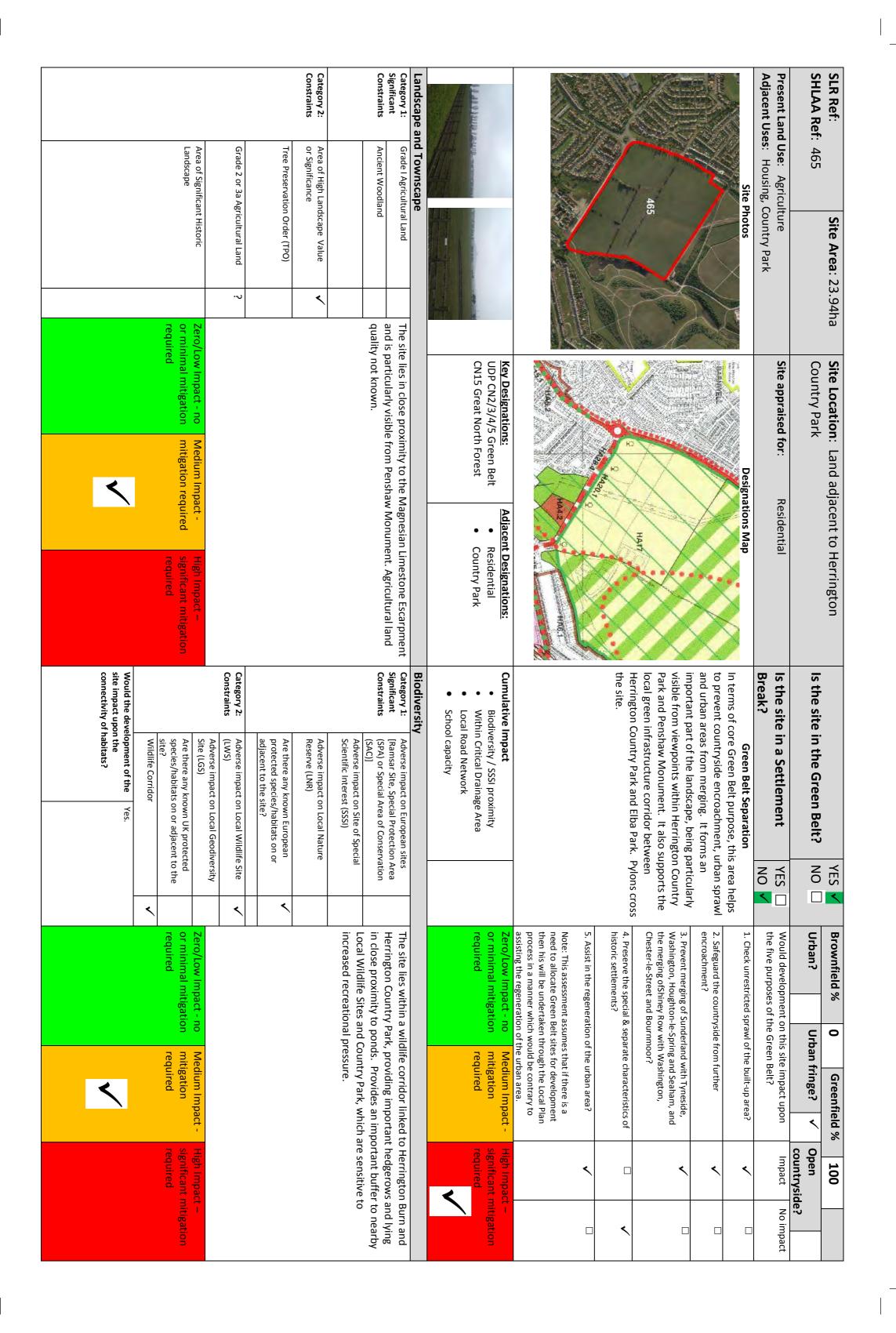
Historic En	Historic Environment and Culture			Green Infrastructure	cture			
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance?	icance?	Category 1: H	Historic Park or Garden (EH Ust)	No significant issues identified.	ntified.	
Constraints				· ·	Village Green			
	World Heritage Site & Setting (+ candidate)				Cemetery / Churchyard			
	Grade I/Grade II*Listed Building/Structure			Category 2: F Constraints F	Public Open Space/Playing Field/Play Area			
Category 2:	Grade II Listed Building/Structure			7	Natural greenspace			
	Conservation Area				Allotment			
	Archaeological Site (Known & potential)	Zero/Low Impact - no Medium Impact - High or minimal mitigation mitigation required required	High Impact – significant mitigation – required	0 2 1	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
		<u> </u>		Is the proposed development site designated as open space or playing fields?	pace or playing No.	<		
Flooding	_			Infrastructure and Services	and Services			
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	ritical Drainage Area. water flooding. Low	Area. The site is also affected by Low incidence potential of	Is there road capacity	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site	Access from the south.		-
	Flood Risk Zone 3A (High Vulnerability)	d. Constitution of the con		Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	housing development pressure which equates to a new two-form entry school.	ressure which equate	s to a new two-form
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	v Impact - no Medium Impact - mitigation mitigation required	High Impact – significant mitigation	Nearest local facilitie	Nearest local facilities are at Fence Houses / Dubmire.	Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation	High Impact – significant mitigation
	Surface Water Flooding - % of land		required			Tedulied	ledulled	Tedanea
	within 1 in 30 incidence (high) Surface Water Flooding – % of land	10%						
	within 1 in 100 incidence (medium)	15%	< _					< <
	within 1 in 1000 incidence (less) Critical Drainage Area	20%						
	Source Protection Zone							
Ground Co	Ground Conditions & Contamination			Suitability and Deliverability	Deliverability			
Site Topography	Predominantly Flat	Referral Area.	Existing employment land	What is considered suitable on the site?	Employ			
lopograpny	Contlo Clono	(potential contamination).		How many homes could be provided?	ould be provided? 133 39dpha			
	Undulating			How many Jobs could	how many jobs could the site provide for r			
	Steep Slope			Site Appraisal Conclusion	onclusion			
Category 1:	Health & Safety Executive (HSE)	Modium Impact	ch Isoport	Cito is currently a	llocated for employment up	City is considered	Cito in possidored	
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	or minimal mitigation Medium Impact - High or minimal mitigation mitigation required significant	High Impact – significant mitigation	Site is currently a Employment Lan	Site is currently allocated for employment use. Employment Land Review recommends that land is	Site is considered suitable for	Site is considered potentially	Site is not considered suitable for
Collection	Electricity Pylon (+ 10m buffer zone)	required	required	retained for emp	retained for employment use. Housing development would therefore be inappropriate.	development	suitable for development	development
Category 2:	HSE COMAH Middle or Outer Zone				7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7			
Constraints	Landfill sites, Contaminated land	< <						
	Minerals Legacy (quarries and coal mining)							<
	Minerals Safeguarded Area High Voltage electricity line(+10m							Residential
	buffer zone)							



Historic Env Category 1: Significant Constraints	Historic Environment and Culture Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints	Does the site have any historical or archaeological significance? Archaeological significance to the northern half of the site.	Green Infrastructure Category 1: Significant Constraints Village	Historic Park or Garden (EH List) Village Green
	World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard
	Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	
Category 2:	Grade II Listed Building/Structure			
	Conservation Area			
	Archaeological Site (Known & potential)	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required significant mitigation required	High Impact – significant mitigation required	
		<	Is the proposed development site designated as open space or playing fields?	~ ~
Flooding	_		Infrastructure and Services	=
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Critical Drainage Area and is affected in places by 1:30 incidence surface water flooding. Low incidence potential of	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	
	Flood Risk Zone 3A (High Vulnerability)		Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	S & 9 1 7 5 1
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required required required	High Impact – significant mitigation required Within accessible location.	e l
	Surface Water Flooding – % of land within 1 in 30 incidence (high) 5%			
	Surface Water Flooding – % of land within 1 in 100 incidence (medium) 5%		<u> </u>	
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)			
	Critical Drainage Area			
Ground Cor	Ground Conditions & Contamination		Suitability and Deliverability	ă
Site Topography	Predominantly Flat	No significant issues identified.	What is considered suitable on the site? How many homes could be provided?	_ (0
	Gentle Slope		How many jobs could the site provide for?	1 6
	Steep Slope Steep Slope		Site Appraisal Conclusion	=.
	Steep Slope			
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required significant mi	Significant mitigation Significant mitigation Significant issues can be overcome.	-
	The state of the s			
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land			
	Minerals Legacy (quarries and coal mining) Minerals Cafe worded Area	<		
	High Voltage electricity line(+10m buffer zone)			

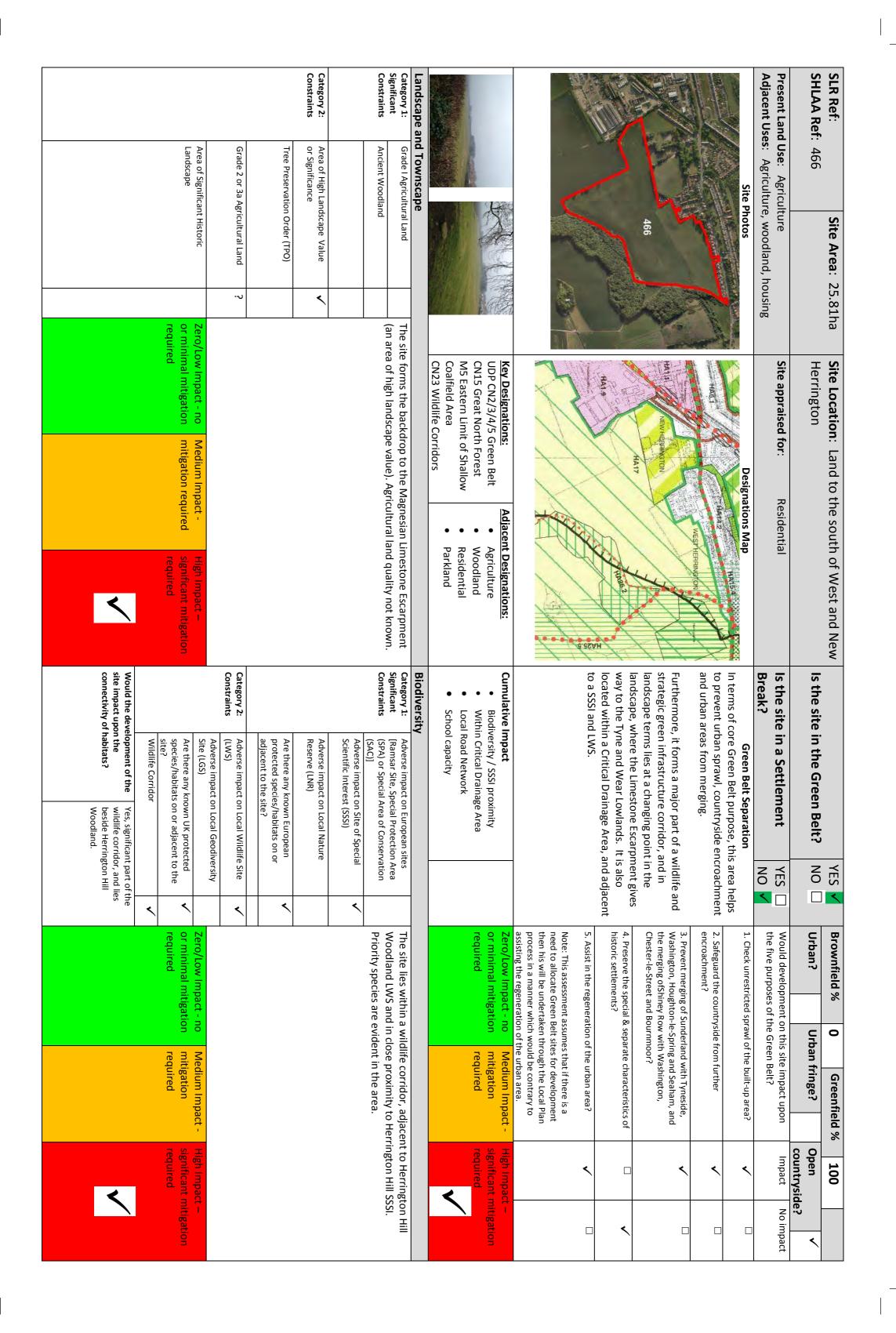


Historic Env	Historic Environment and Culture			Green Infrastructure	ucture				
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? No specific site issues.	gnificance?	Category 1: Significant	Historic Park or Garden (EH List)	st)	The site lies within a major Green Infrastructure corridor, north-south between the River Wear and County Durham. A Right of Way	jor Green Infrastructur	re corridor, north-rham. A Right of W
	World Heritage Site & Setting (+				Cemetery / Churchyard		·		
	Grade I/Grade II*Listed Building/Structure			Category 2: Constraints	Public Open Space/Playing Field/Play Area	d/Play			
Category 2: Constraints	Grade II Listed Building/Structure				Natural greenspace		·		
	Conservation Area			Ţ	Allotment		·		
	Archaeological Site (Known &		Ligh Impact		Public Right of Way	\			Ligh Impact
	potential)	— or minimal mitigation mitigation required	significant mitigation required		(cycleway/ footpath/bridleway) Green Infrastructure corridor	< <	or minimal mitigation required	mitigation required	significant mitigation required
				Is the proposed development site designated as open space or playing fields?	velopment site space or playing				
Flooding				Infrastructure and Services	and Services				
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	No significant issues identified. Low incidence potential of groundwater flooding.	ntential of groundwater	Is there road capac Is there water and the requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?		Access from north west corner.		Remote from local facilities.
	Flood Risk Zone 3A (High Vulnerability)			Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	and network,			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	High Impact – significant mitigation required	Remote from local facilities.	facilities.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone							<	
Ground Cor	Ground Conditions & Contamination			Suitability and	Suitability and Deliverability				
Site	Predominantly Flat	No significant issues identified.		What is considered					_
lopograpny				How many homes could be provided?	could be provided? 10	13dpha			
	Gentle Slope Undulating			How many jobs cou	How many jobs could the site provide for?	_			
	Steep Slope			Site Appraisal Conclusion	Conclusion				
	Steep Slope	-							
Category 1:	Health & Safety Executive (HSE)	Medium Impact -	High Impact –	Site forms part	Site forms part of the Green Belt.		Site is considered	Site is considered	Site is not considered
Constraints	Inner Zone Electricity Pylon (+ 10m buffer zone)	required	required				development	suitable for development	development
Category 2: Constraints	HSE COMAH Middle or Outer Zone								
	Minerals Legacy (quarries and coal mining)	<							•
	Minerals Safeguarded Area High Voltage electricity line(+10m								
	buller zone)								

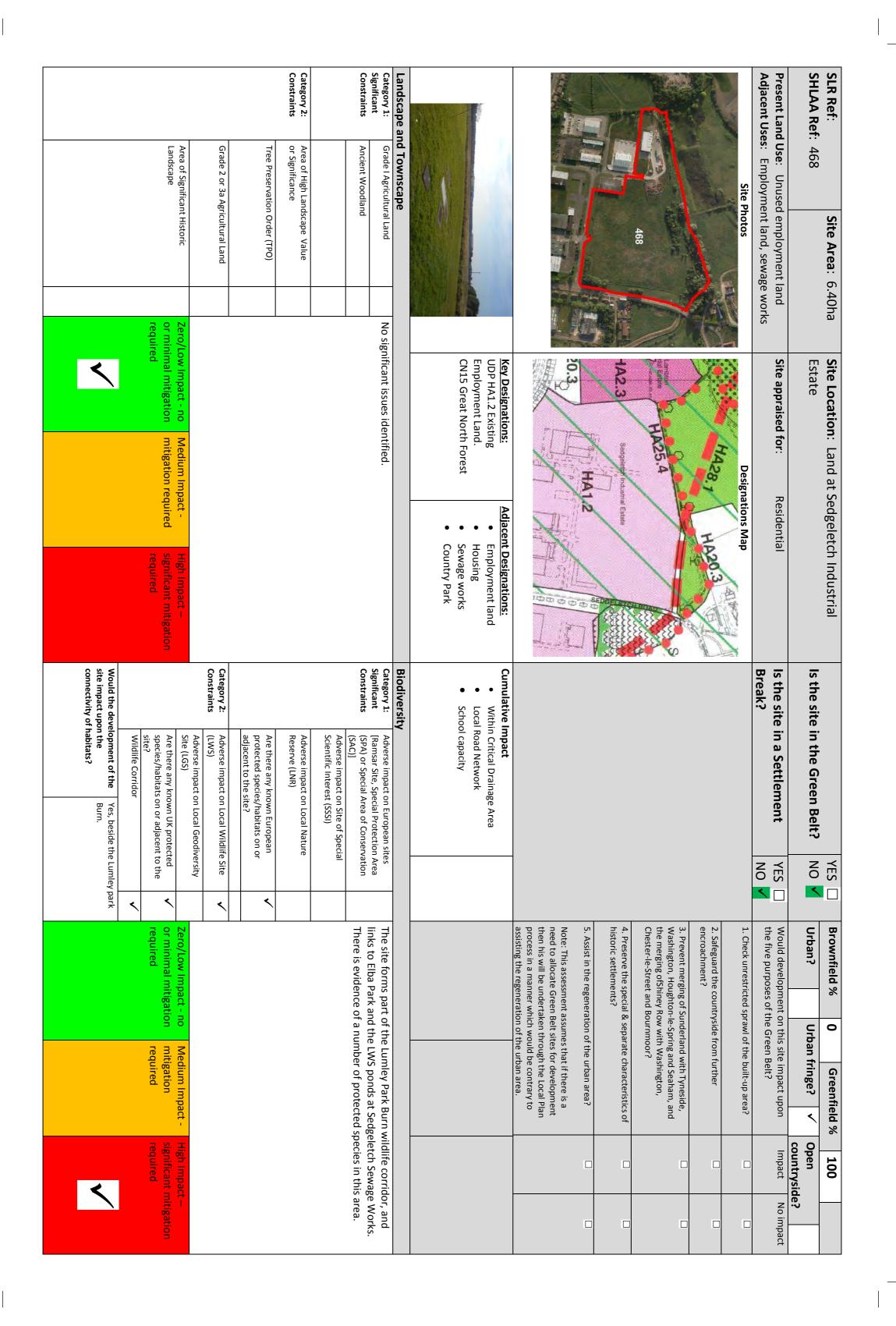


Historic En	Environment and Culture	_				Green Infrastructure	tructure			
Significant Constraints	(+ 50m buffer zone if not designated)		The site is located within the wider setting of the grade I listed Penshaw Monument.	ne wider setting of the gra	ade I listed Penshaw	Significant Constraints	Village Green		Country Park, Herrington Burn and Elba Park. A public right of way follows the southern boundary of the site.	within a Green initiast acture corridor mixing herinigton k, Herrington Burn and Elba Park. A public right of way southern boundary of the site.
	World Heritage Site & Setting (+ candidate)						Cemetery / Churchyard			
	Grade I/Grade II*Listed Building/Structure	<				Category 2: Constraints	Public Open Space/Playing Field/Play Area	d/Play		
Category 2:	Grade II Listed Building/Structure						Natural greenspace			
01314	Conservation Area						Allotment			
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	\	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
				<		Is the proposed development site designated as open space or playin fields?	Is the proposed development site designated as open space or playing fields?	_		<
Flooding						Infrastructur	Infrastructure and Services			
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	<	The eastern boundary of the site falls wit the Herrington Burn and 1:100 incidence incidence incidence.	the site falls within the 1:100 incidence surfac	The eastern boundary of the site falls within the functional floodplain of the Herrington Burn and 1:100 incidence surface water flooding. Low incidence notential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?		Access possible from western boundaries, may require improvements to roundabout	estern boundaries about
	Flood Risk Zone 3A (High Vulnerability)	<	including political of groundwater incomis.	odiawate nooding.		Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	city for oad network,		
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	< <	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Nearest local faci	Nearest local facilities are at Shiney Row.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land	<5%								<
	Surface Water Flooding – % of land	1 2		<						
	within 1 in 1000 incidence (less) Critical Drainage Area	۷%		ì						
Ground Co	Ground Conditions & Contamination					Suitability an	Suitability and Deliverability			
Site	Predominantly Flat		Electricity pylons cut through the centre	ough the centre of the site	site.	What is considere	eż	- Cul		
Topograpny	Gentle Slone					How many home:	How many homes could be provided? How many ighs could the site provide for?	360 20dpha		
	Undulating	,				Cit A		_		
	Steep Slope					Site Appraisal Conclusion	al Conclusion			
	Steep Slope					-				
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site forms par	Site forms part of the Green Belt.		Site is considered suitable for development	Site is considered potentially suitable for development
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining)				<					
	Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<								

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	Does the site have any historical or archaeological sign			1
Constraints (+ sum purrer zone ir not designated)	Site is in close proximity to Philadelphia complex, containing 5 listed buildings, and potential beneath ground archaeology. Also within wider setting of Newbottle Conservation Area and grade II listed St Matthews Church		Category 1: Historic Park or Garden (EH List) Significant Constraints Village Green	The site forms a significant part of a Green Infrastructure corridor that runs north-south from the River Wear to County Durham. A public right of way passes along the eastern boundary of the site.
World Heritage Site & Setting (+ candidate)	c		Cemetery / Churchyard	
Grade I/Grade II*Listed Building/Structure		Categ Const	Category 2: Public Open Space/Playing Field/Play Constraints Area	~
Constraints Grade II Listed Building/Structure			Natural greenspace	
Conservation Area			Allotment	
Archaeological Site (Known &	Zero/Low Impact - no Medium Impact -	High Impact –	Public Right of Way	✓ Zero/Low Impact - no
potential)	mitigation required	tigation	(cycleway/ footpath/bridleway) Green Infrastructure corridor	\
	<	Is the p design fields?	Is the proposed development site No. designated as open space or playing fields?	
Flooding		Infra	Infrastructure and Services	
Category 1: Flood Risk Zone 3B (Functional Significant Floodplain) Constraints	The site lies within a Critical Drainage Area, and is partly affected by 1:30 incidence surface water flooding. Low incidence potential of	- y	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Access issues. Primary access may be possible to the north, secondary access would have to be investigated.
Flood Risk Zone 3A (High Vulnerability)	giodiawatci iloodiig.	Is ther site rea	Is there education/community/health facility capacity for site requirements?	or .
		What i local sl	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	etwork,
Category 2: Flood Risk Zone 2(Medium Constraints Vulnerability)	Medium Impact -		Remote from local facilities.	
1	required mitigation mitigation required	required		required
Surface Water Flooding – % of land within 1 in 30 incidence (high) 5%				
Surface Water Flooding – % of land within 1 in 100 incidence (medium)		< _		
within 1 in 1000 incidence (less)				
Critical Drainage Area				
Source Protection Zone				
Ground Conditions & Contamination Site Predominantly Flat	No significant issues identified.	Suita What i	Suitability and Deliverability What is considered suitable on the site? Agriculture	ture
Topography		How m		15dpha
Gentle Slope		How n	How many jobs could the site provide for?	
Undulating Steen Slone		Site /	Appraisal Conclusion	
Category 1: Health & Safety Executive (HSE) Significant COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no	High Impact – significant mitigation Site f required	Site forms part of the Green Belt.	Site is considered suitable for development
Category 2: HSE COMAH Middle or Outer Zone Constraints Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area	<			
High Voltage electricity line(+10m buffer zone)				

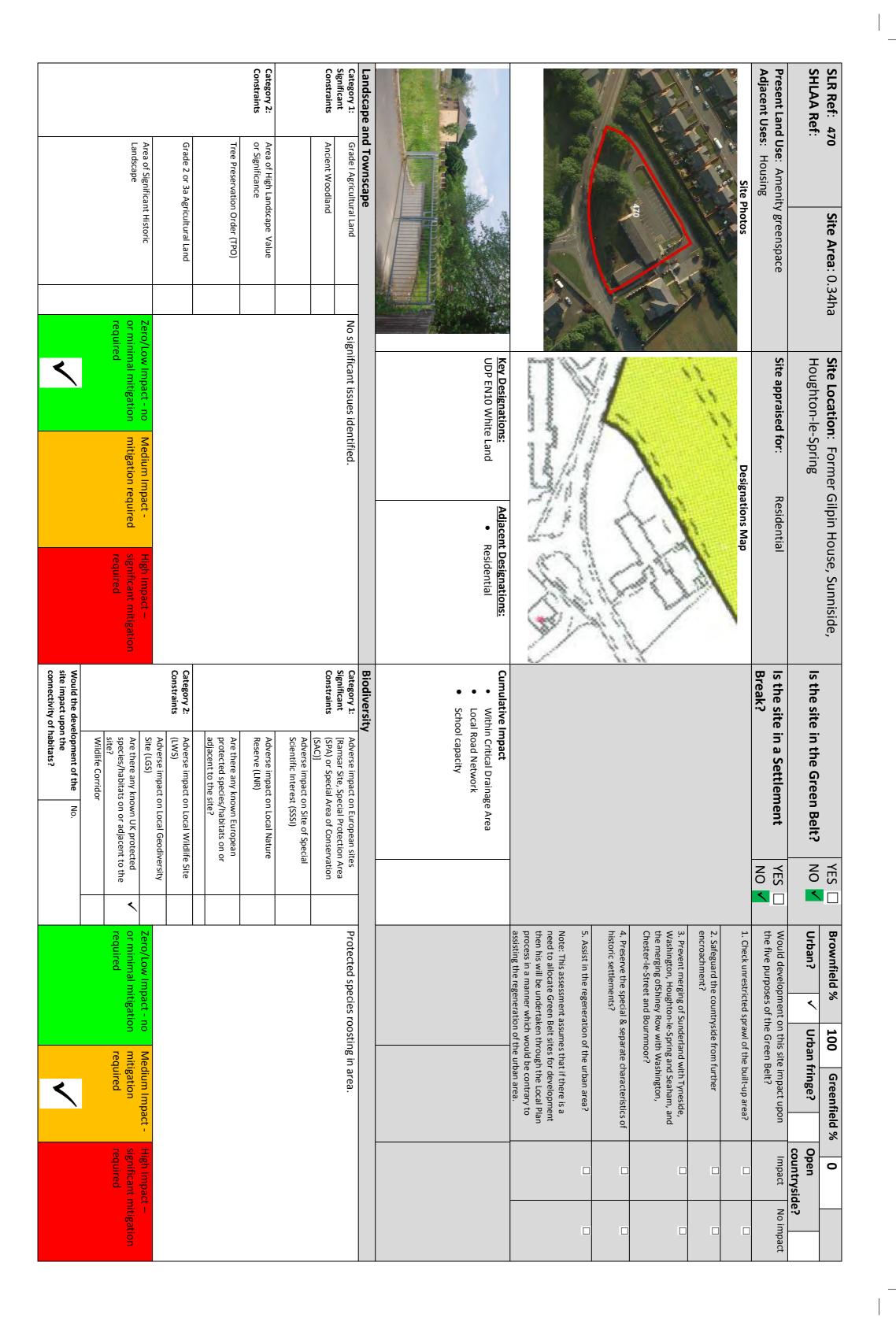


Historic Env	Historic Environment and Culture			Green Infrastructure	ucture				
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? Local archaeological significance.	ificance?	Category 1: Significant	Historic Park or Garden (Eн ust)	en (ен ust)	The site forms part of the Green Infrastructure corridor along the Lumley Park Burn and towards Elba Park. The eastern part of the	he Green Infrastructur owards Elba Park. The	re corridor along the
Constraints				Constraints	Village Green		site provides amenity grass verge and a public right of way follows	rass verge and a publi	ic right of way follows
	World Heritage Site & Setting (+ candidate)				Cemetery / Churchyard	rd	the western and northern edge of the site.	ern edge of the site.	
	Grade I/Grade II*Listed Building/Structure			Category 2: Constraints	Public Open Space/Playing Field/Play Area				
Category 2:	Grade II Listed Building/Structure				Natural greenspace				
	Conservation Area				Allotment				
	Archaeological Site (Known & potential)	Zero/Low Impact - no Medium Impact - Hi or minimal mitigation mitigation required sign required re	High Impact – significant mitigation l required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
				Is the proposed development site designated as open space or playing fields?	velopment site Yes	S		<u> </u>	
Flooding				Infrastructure and Services	and Services				
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Critical Drainage Area and the northern part of the site forms part of the Lumley Park Burn functional floodplain. A small nortion of the site is affected by 1:30 incidence surface water flooding	northern part of the floodplain. A small face water flooding	Is there road capac Is there water and requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	tion? te	Access from the east. The Newhottle Duhmir	e and Houghton area	Access from the east. The Newbottle Dubmire and Houghton area is subject to cumulative
	Flood Risk Zone 3A (High Vulnerability)	Low incidence potential of groundwater flooding.	0	Is there education/commu site requirements? What is the broad accessib local shopping services, pul community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	ty capacity for local road network ducation and		ressure which equate	es to a new two-form
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - Hi or minimal mitigation mitigation required sign required re	High Impact – significant mitigation required	Nearest local facilit	Nearest local facilities at Fence Houses / Dubmire	bmire.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium)		<						<
	Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area								
	Source Protection Zone								
Ground Cor	amination			Suitability and	Suitability and Deliverability	D			
Site Topography	Predominantly Flat	The site lies within a Coal Referral Area.		What is considered suitable on the site How many homes could be provided?	What is considered suitable on the site? How many homes could be provided?	Residential 120 30dpha	a		
	Gentle Slope			How many jobs cou	How many jobs could the site provide for?				
	Steep Slope			Site Appraisal Conclusion	Conclusion				
Category 1:	Health & Safety Executive (HSE)	Noding Page	lich Import	Cito boo moniou l				C:+o::ooso:dosod	C:+0::0::0::0::0::0::0::0::0::0::0::0::0:
Category 1:	Health & Safety Executive (HSE)	Zero/Low Impact - no Medium Impact - Hi	High Impact –	Site has never k	Site has never been utilised for employment, and as	ployment, and a	Site is considered	Site is considered	Site is not considered
Significant Constraints	COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	mitigation required	significant mitigation required	such could be r development.	such could be re-allocated for residential development.	dential		potentially suitable for development	suitable for development
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area						<		
	High Voltage electricity line(+10m buffer zone)								

	Category 2: Constraints		Landscape an					Present Land U Adjacent Uses:	SLR Ref: SHLAA Ref:
Area of Significant Historic Landscape	Area of High Landscape or Significance Tree Preservation Order	Grade I Agricultural Land Ancient Woodland	and Townscape			469	Site Photos	se: An Hous	469 S
storic	pe Value der (TPO)	and					los	reenspace	Site Area: 0.64ha
Zero/Low Impact - no or minimal mitigation required		No significant is	<u>-</u>	UDP EN				Site ap	
		No significant issues identified.		Key Designations: UDP EN10 White Land				Site appraised for:	Site Location: Former Kentme Sunniside, Houghton-le-Spring
Medium Impact - mitigation required			-	Adjacent I • Re			Designations Map	Residential	Former Kentmere Ighton-le-Spring
High Impact – significant mitigation required				jacent Designations: ■ Residential					tmere House, ring
		Category 1: Significant Constraints	Biodiversity	Cumulative Impact Within Critice Local Road N School capace	> &\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	55/	#.W	Is the site Break?	Is the site
Constraints (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Would the development of the connectivity of habitats? No.	Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI)	Y	tive Impact Within Critical Drainage Area Local Road Network School capacity				e in a Settlement	Is the site in the Green Belt?
odiversity odiversity tected ent to the	ture ean	n sites tion Area servation pecial	-					YES	YES
Zero/Low Impact - no or minimal mitigation required		Potential for prior	-		historic settlements? historic settlements? 5. Assist in the regene Note: This assessmen need to allocate Gree then his will be under process in a manner v assisting the regenera	3. Prevent merging of Sunderland washington, Houghton-le-Spring a the merging of Shiney Row with Washington-le-Street and Bournmoor?	 Check unrestricted sprawl of the built-u Safeguard the countryside from further encroachment? 	Would development on this site imp the five purposes of the Green Belt?	Brownfield % Urban?
- no Medium Impact - tion mitigation required		priority species roosting and foraging.	-		4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofshiney Row with Washington, Chester-le-Street and Bournmoor?	 Check unrestricted sprawl of the built-up area? Safeguard the countryside from further encroachment? 	Would development on this site impact upon the five purposes of the Green Belt?	100 Green
		ng and foraging.	_		ristics of Carea?	eside,	area?		nfield %
High Impact – significant mitigation required								<u> </u>	Open countryside?

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Category 1: Significant Constraints Category 2: Constraints	Ground Cor Site Topography	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic Env Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Ground Conditions & Contamination Site Predominantly Flat Topography Gentle Slope Undulating Steep Slope	Vulnerability) Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Zero/Low Impact - no or minimal mitigation mitigation required required	The site lies within a Coal Referral Area.	v required required 50%	Critical Drainage Area, and is g. Low incidence potential o	Zero/Low Impact - no or minimal mitigation required required	Does the site have any historical or archaeological significance?
High Impact – Pot significant mitigation required	Sui Wha How Sit	High Impact – With significant mitigation required		High Impact – significant mitigation required Is the page of the design fields?	
Potentially suitable for development.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Within accessible location.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? Natural greenspace Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor House	Green Infrastructure Category 1: Historic Park or Garden (EH List) Significant Constraints Cemetery / Churchyard Category 2: Public Open Space/Playing Field/Play Area
Site is considered suitable for development		zero/Low Impact - no or minimal mitigation required		Zero/Low Impact - no or minimal mitigation required	Site provides (private) amenity greenspace
Site is considered potentially suitable for development		Medium Impact - mitigation required	re and Houghton area i: oressure which equates	Medium Impact - mitigation required	amenity greenspace.
Site is not considered suitable for development		High Impact – significant mitigation required	Access from the east. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	High Impact – significant mitigation required	



Category 1: Significant Constraints Category 2: Constraints	Ground Co Site Topography	Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Ground Conditions & Contamination Site Predominantly Flat Topography Gentle Slope Undulating Steep Slope	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Zero/Low Impact - no or minimal mitigation mitigation required required	✓ The site lies within a Coal Referral Area.	v required r	critical Drainage Are	Zero/Low Impact - no or minimal mitigation mitigation required required	Does the site have any historical or archaeological significance?
High Impact – Potentially significant mitigation required	Suitability What is consid How many hor How many job	significant mitigation required Within accessible location.	tential of	High Impact – significant mitigation required Is the proposed designated as of fields?	cance? Category 1: Significant Constraints Category 2: Category 2: Category 2: Category 2: Constraints Category 2: Category 2: Area
Potentially suitable for development.	Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 7 21d How many jobs could the site provide for? Site Appraisal Conclusion	ble location.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? Natural greenspace Public Right of Way (cycleway/ footpath/bridleway) Foreal Public Right of Way (cycleway/ footpath/bridleway) House	Historic Park or Garden (EH UST) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
Site is considered suitable for development	tial 21dpha	zero/Low Impact - no or minimal mitigation required		Zero/Low Impact - no or minimal mitigation required	Site provides (private) amenity greenspace
Site is considered potentially suitable for development		mitigation significant mitigation required required	tes	Medium Impact - mitigation required High Impact - significant mitigation required	nenity greenspace.

			1		ļ	Category 2: Constraints		Significant Constraints	Category 1: Grade Agricultur	l andscane an							Present Land Use: Adjacent Uses: Ho	SHLAA Ref:	SLR Ref: 472
		Landscape	Area of Significant Historic	Grade 2 or 3a Agricu	Tree Preservation Order (TPO)	Area of High Landscape or Significance		Ancient Woodland	<u>3</u>	d Townscape				472		Site Photos	Use: Community Centre s: Housing and allotments		
				Agricultural Land	rder (TPO)	ape Value			and							tos	ty Centre allotments		Site Area: 0.19 ha
<		or minimal mitigation required	Zero/Low Impact - no						No significant issues identified		Key Designations: UDP L1/7/9 Existing open space CN15 Great North Forest M5 Eastern Limit of Shallow Coalfield Area						Site appraised for:	le-Hole	Site Location:
		mitigation requir	Medium Impact						dentified		ow -	開発を開き		T		Designations Map	Re		
		ired significant required	- High Impact -								 Adjacent Designations: Residential Pasture Allotments 		F			ns Map	sidential		Hetton Community Centre, Hetton-
		significant mitigation required	ct –								<u>ins:</u>	14.1 - 2.5 - 1/2 - 1/2		7					e, Hetton-
Would the development of the site impact upon the connectivity of habitats?			T	Category 2: Constraints				Τ	Category 1:	Riodiversity	• Within Critic						Is the site i Break?	Is the site i	
ent of the ats?	Wildlife Corridor	Are there any known UK protected species/habitats on or adjacent to the site?	Adverse impact on Local Geodiversity Site (LGS)	Adverse impact on Local Wildlife Site (LWS)	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	Adverse impact on Furonean sites		tive Impact Within Critical Drainage Area						in a Settlement	Is the site in the Green Belt?	
Yes, to a limited extent.	<	ected nt to the	diversity	life Site	n or	ire	cial	on Area ervation	sites								YES	NO <	
		or minimal mitigation required	Zero/Low Impact - no					ponds, with evidend vicinity). Site acts a	Site lies on the odge			Note: This assessment assumes that if there is a need to allocate Green Belt sites for developme then his will be undertaken through the Local Pl process in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special & historic settlements?	3. Prevent merging of Sunderland with Tynes Washington, Houghton-le-Spring and Seahan the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sp	Would development on this site imp the five purposes of the Green Belt?	Urban? ✓	Brownfield %
<		mitigation required	no Medium Impact -					ponds, with evidence of priority species within area (and roosting in vicinity). Site acts as a buffer to nearby LWS.	Site lies on the edge of a wildlife corridor and in close proximity to			Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special & separate characteristics of historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	/side from further	 Check unrestricted sprawl of the built-up area? 	Would development on this site impact upon the five purposes of the Green Belt?	Urban fringe?	100 Greenfield %
		significant mitigation required	- High Impact -					ithin area (and i	in close pro-			[Impact	Open countryside?	0
		nitigation	1					oosting in	imity to			С					No impact	eż	

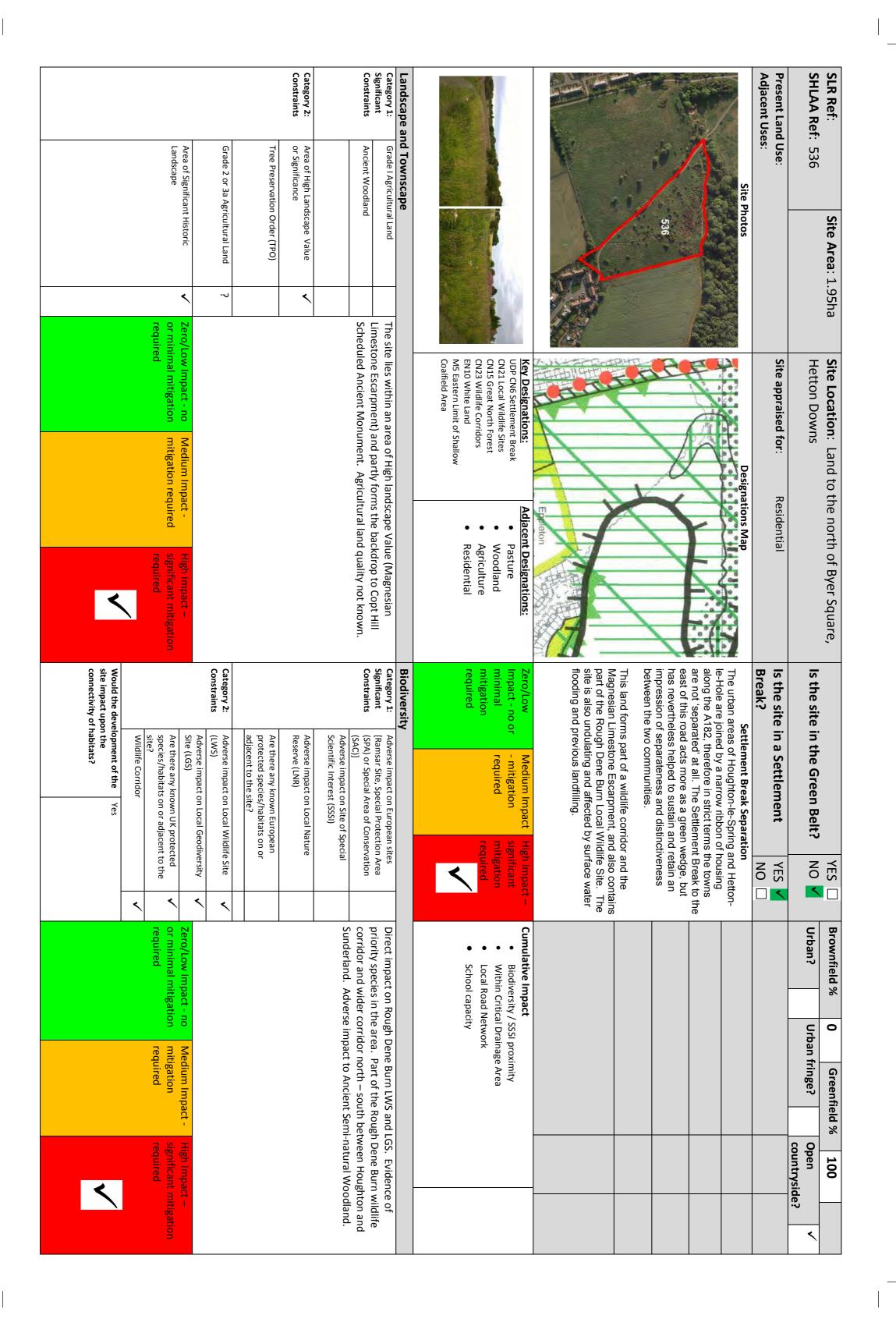
Category 1: Significant Constraints Category 2: Constraints		Topography	Ground C		Category 2: Constraints	Category 1: Significant Constraints	Flooding		Category 2:		Category 1: Significant Constraints	Historic E
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone)	Undulating Steep Slope	Predominantly Flat	Ground Conditions & Contamination	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 2(Medium Vulnerability)	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Conservation Area Archaeological Site (Known & potential)	Grade I/Grade II*Listed Building/Structure Grade II Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
zero/Low Impact - no or minimal mitigation mitigation required		No significant issues identified.			Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	The site lies within a Critical Drainage Zone and Source Protection Zone. Medium incidence potential of groundwater flooding.		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation mitigation required			Does the site have any historical or archaeological significance? No.	
High Impact — Potentia significant mitigation required	Site Ap	How man	Suitabi	required	High Impact – Within acc	e Protection Zone.	Infrastr	High Impact – significant mitigation required Is the project the project of the	Category 2: Constraints		;nificance? Category 1: Significant Constraints	Green I
Potentially suitable for development.	Site Appraisal Conclusion	6 Residen			Within accessible location.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Infrastructure and Services	Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Yes	nts Public Open Space/Playing Field/Play Area Natural greenspace	Cemetery / Churchyard	nt Historic Park or Garden (EH List) Nt Village Green	Green Infrastructure
Site is considered suitable for development		32dpha			Zero/Low Impact - no or minimal mitigation	Access from	-	Zero/Low Impact - no or minimal mitigation required	•		Site is linked to a wider amenity greens edge of a Green Infrastructure corridor.	
Site is considered potentially suitable for development Site is not considered suitable for development					Medium Impact - High Impact -	the north / west through existing residential area		Medium Impact - mitigation required required			to a wider amenity greenspace area, and forms the sen Infrastructure corridor.	

			.1	Category 2: /		Category 1: Significant Constraints	e and							Present Land U Adjacent Uses:	SLR Ref: 494 SHLAA Ref:
	Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape Value or Significance		Grade I Agricultural Land Ancient Woodland					494		Site Photos	se: Amenity greenspace, Housing, retail	Site Area:
<	Zero/Low Impact - no or minimal mitigation mitigation required					No significant issues identified.		Wey Designations: UDP EN10 White Land			34		Design	vacant land Site appraised for:	0.08 ha Site Location: Land at Street, Hetton Downs
	equired significant mitigation required							Adjacent Designations: Residential Commercial Greenspace		13	381	S	Designations Map	Residential	Chapel Street and Edward
Would the development of the site impact upon the connectivity of habitats?	Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Category 2: Adverse impact on Local Wildlife Site Constraints (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	Category 1:Adverse impact on European sitesSignificant[Ramsar Site, Special Protection AreaConstraints(SPA) or Special Area of Conservation(SAC)]	sity	 Cumulative Impact Biodiversity / SSSI proximity Within Critical Drainage Area School capacity 						Is the site in a Settlement Break?	Is the site in the Green Belt?
	ted 🗸	e Site versity	¥ <		<u>a</u>	Area Vation	_							YES	YES
<	Zero/Low Impact - no or minimal mitigation mitigation required					The site is in proximity to ponds, and priority species roosting in the area.			5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Brownfield % 0 Greenfield % Urban? Urban fringe?
	High Impact – significant mitigation required					y species roosting in the								Impact No impact	6 100 Open countryside?

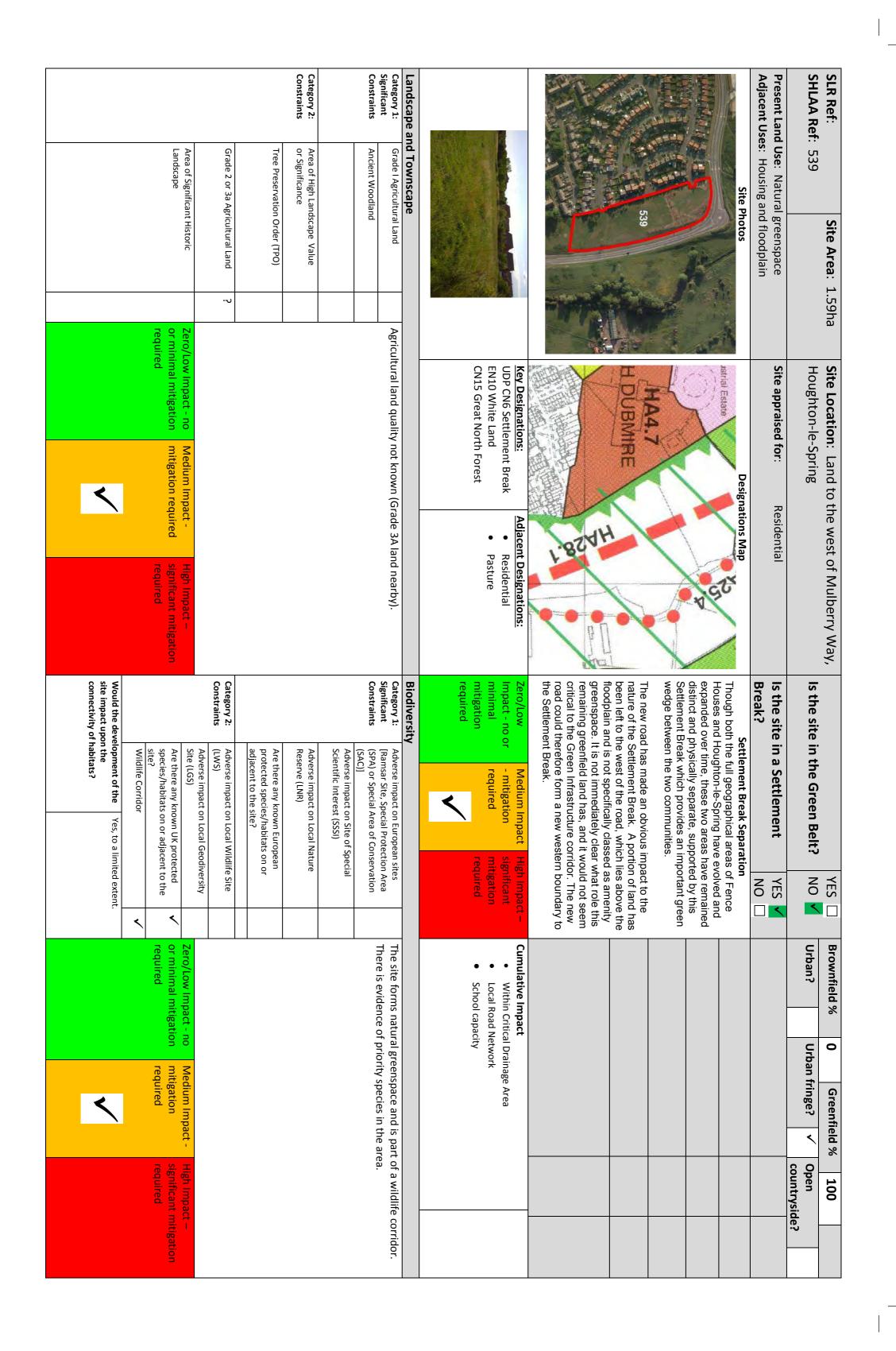
Category 1: Significant Constraints Category 2: Constraints	Ground Co Site Topography	Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic En Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Ground Conditions & Contamination Site Predominantly Flat Topography Gentle Slope Undulating Steep Slope	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Environment and Culture : Scheduled Ancient Monument (+ 50m buffer zone if not designated) s World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
zero/Low Impact - no or minimal mitigation mitigation required	No significant issues identified.	or minimal mitigation mitigation required required	ter	Zero/Low Impact - no or minimal mitigation mitigation required	Does the site have any historical or archaeological significance?
High Impact – significant mitigation required		rignimpact — significant mitigation required	d Source Protection Zone. looding.	High Impact – significant mitigation required	al significance?
Site has existing planning approval and is considered suitable for development	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Within accessible location.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	Green Infrastructure Category 1: Historic Park or Garden (EH List) Significant Constraints Village Green Cemetery / Churchyard Category 2: Public Open Space/Playing Field/Play Area
ment	? Residential 6 75dpha		neration? or site acility capacity for te to local road network, t, education and	ay oridleway) ure corridor	arden (EH List) :hyard Playing Field/Play
Site is considered suitable for development		zero/Low Impact - no or minimal mitigation required	Access from existing roa	Zero/Low Impact - no or minimal mitigation required	The site forms informal greenspace.
Site is considered potentially suitable for development		mitigation required	n existing road network. Downs and North Road area places further pressure on capacity to the north and the Hetton area.	Medium Impact - mitigation required	greenspace.
Site is not considered suitable for development		significant mitigation required	es further pressure on ton area.	High Impact – significant mitigation required	

Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Category 2: Area of High Landscape Value or Significance		Constraints Ancient Woodland	Category 1: Grade Agricultural Land	Landscape and Townscape			529		Site Photos	Present Land Use: Existing buildings Adjacent Uses: Housing	SLR Ref: 529 Site Area: 0.11ha SHLAA Ref:
zero/Low Impact - no or minimal mitigation mitigation required			<		Limestone Escarpment, which is considered to be of higher landscape value.	Lies within a broader landscape associated with the Magnesian		Wey Designations: UDP EN10 White land CN15 Great North Forest				Designati	Site appraised for: Re	0.11ha Site Location: Former Safari Coaches site, Elemore.
High Impact – significant mitigation required	Category 2: Constraints						Biodiversity	Adjacent Designations: Residential Agriculture				Designations Map	Residential Is the site Break?	
Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor Would the development of the site impact upon the connectivity of habitats?	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	(SPA) or Special Area of Conservation (SAC)	•	sity	• Within Critical Drainage Area					ite in a Settlement YES NO	YES ☐
Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required required					species in the area.	Site lies within a wildlife corridor, and there is evidence of priority			Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Brownfield % 100 Greenfield % Urban? V Urban fringe?
t - High Impact – significant mitigation required						re is evidence of priority							Impact No impact	Open countryside?

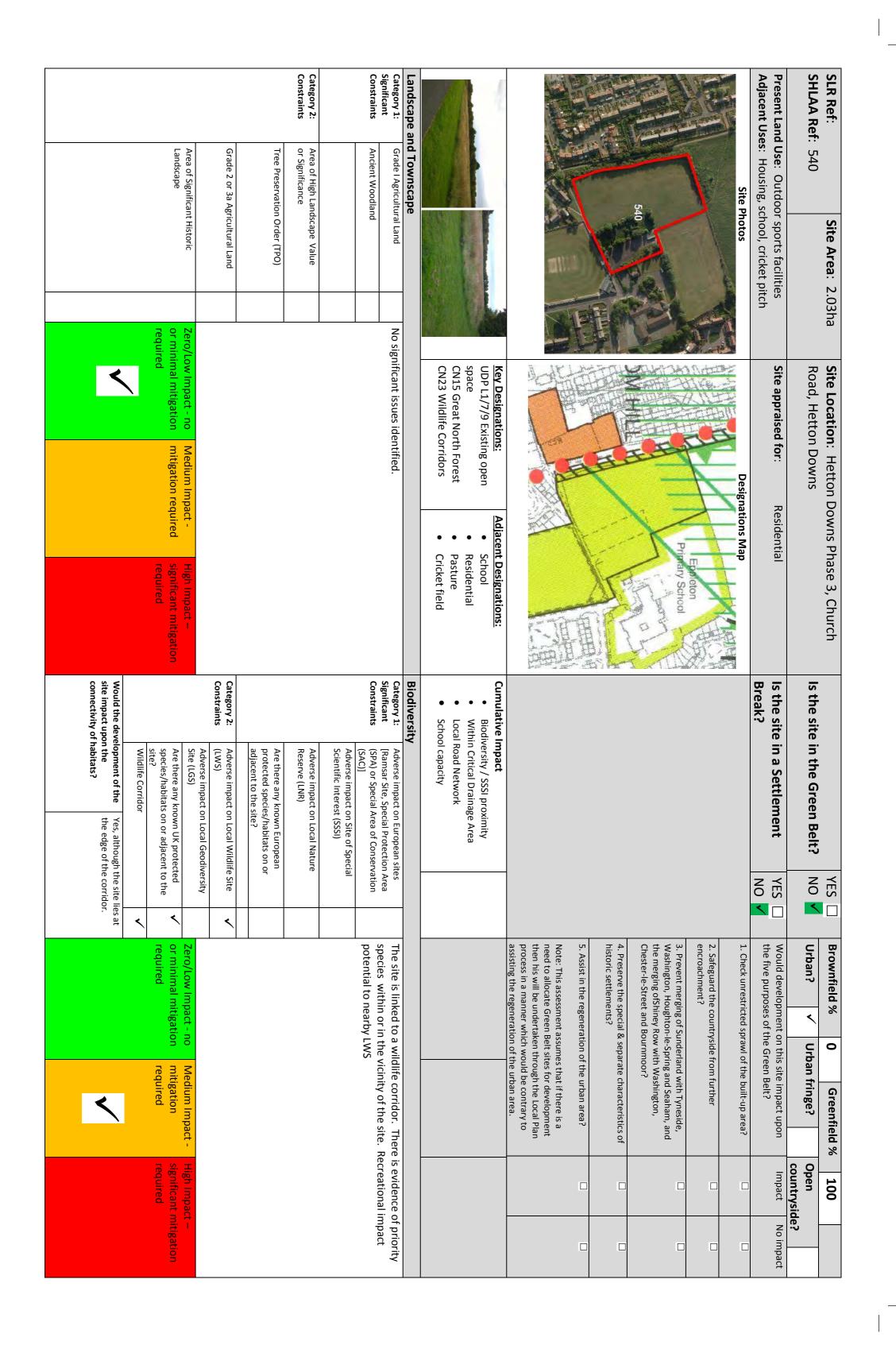
Category 1: Significant Constraints Category 2: Constraints	Site Topography	Ground Cor	Constraints	Category 1: Significant Constraints	Flooding		Category 2:		Category 1: Significant Constraints	Historic Env
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Predominantly Flat Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Conservation Area Archaeological Site (Known & potential)	Grade I/Grade II*Listed Building/Structure Grade II Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
or minimal mitigation mitigation required required Medium Impact - no mitigation required	No significant issues identified.		or minimal mitigation mitigation required required	a Criti		Zero/Low Impact - no or minimal mitigation mitigation required			Does the site have any historical or archaeological significance?	
High Impact – significant mitigation required			significant mitigation required	Source Protection Zone.		High Impact – significant mitigation required			significance?	
Site has plannii operation. Pot development.	What is considered suitable on the How many homes could be provid How many jobs could the site provides a Site Appraisal Conclusion	Suitability an	Limited accessibility.	Is there road capacity for sist there water and sewerage requirements? Is there education/commusite requirements? What is the broad accessib local shopping services, purcommunity opportunities?	Infrastructure	Public Right of (cycleway/ footpat Green Infrastrustive designated as open space or playing fields?	Category 2: Constraints		Category 1: Significant Constraints	Green Infrastructure
Site has planning approval. Building still in operation. Potentially suitable for residential development.	ed? ride for?	Suitability and Deliverability	ty.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Infrastructure and Services	Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor evelopment site n space or playing No.	Public Open Space/Playing Field/Play Area Natural greenspace	Cemetery / Churchyard	Historic Park or Garden (єн ціst) Village Green	ructure
	Residential 7 64dpha		or i			Zer	Play		No	
Site is considered suitable for development			or minimal mitigation required	Access from the north.		Zero/Low Impact - no or minimal mitigation required			No significant issues identified.	
Site is considered potentially suitable for development			mitigation required			Medium Impact - mitigation required			entified.	
Site is not considered suitable for development			significant mitigation required			High Impact – significant mitigation required				



Category 1: Significant Constraints Category 2: Constraints	Ground Cor Site Topography	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Site Predominantly Flat Topography Gentle Slope Undulating Steep Slope	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Conservation Area Archaeological Site (Known & potential)	: Scheduled Ancient Monument (+ 50m buffer zone if not designated) world Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Zero/Low Impact - no Medium Impact or minimal mitigation mitigation required	The site has undulating topography and is subject to past landfill.	Zero/Low Impact - no or minimal mitigation required	The site partly lies within a Critical Draina Zone, and the western edge of the site is surface water flooding. Low incidence poflooding.	Zero/Low Impact - no or minimal mitigation mitigation required	Does the site have any historical or archaeological significance? Site is located within the setting of Copt Hill Scheduled Ancient Monument.
Medium Impact - mitigation required witigation required required required	y and is subject to past landfill.	Medium Impact - mitigation required required Y	The site partly lies within a Critical Drainage Area and Source Protection Zone, and the western edge of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Medium Impact - mitigation required significant mitigation required	rchaeological significance? pt Hill Scheduled Ancient Monument.
Not suitable for development, due to fundamental impact on Settlement Break land, and numerous other significant issues.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Nearest local facilities at Houghton and Hetton town centres.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Yes, natural greenspace.	Category 1: Historic Park or Garden (EH List) Significant Constraints Village Green Cemetery / Churchyard Category 2: Public Open Space/Playing Field/Play Area
fundamental numerous	Natural greenspace / pasture 35 20dpha		acity for lroad network, on and	< < <	
Site is considered suitable for development	/ pasture	Zero/Low Impact - no or minimal mitigation required	Access issues. The Hetton Downs and N local school capacity to th	Zero/Low Impact - no or minimal mitigation required	The site provides quality natural greenspace and forms part of a Green Infrastructure corridor that runs north-south linking the River Wear to County Durham, as well as the eas-west corridor along Rough Dene Burn. A public right of way passes through the site.
Site is considered potentially suitable for development		Medium Impact - mitigation required	es. Downs and North Road area places further pressure on capacity to the north and the Hetton area.	Medium Impact - mitigation required	ridor that runs north-s ridor that runs north-s , as well as the eas-we olic right of way passes
Site is not considered suitable for development		High Impact – significant mitigation required	; further pressure on on area.	High Impact – significant mitigation required	nd forms part of a couth linking the River st corridor along through the site.



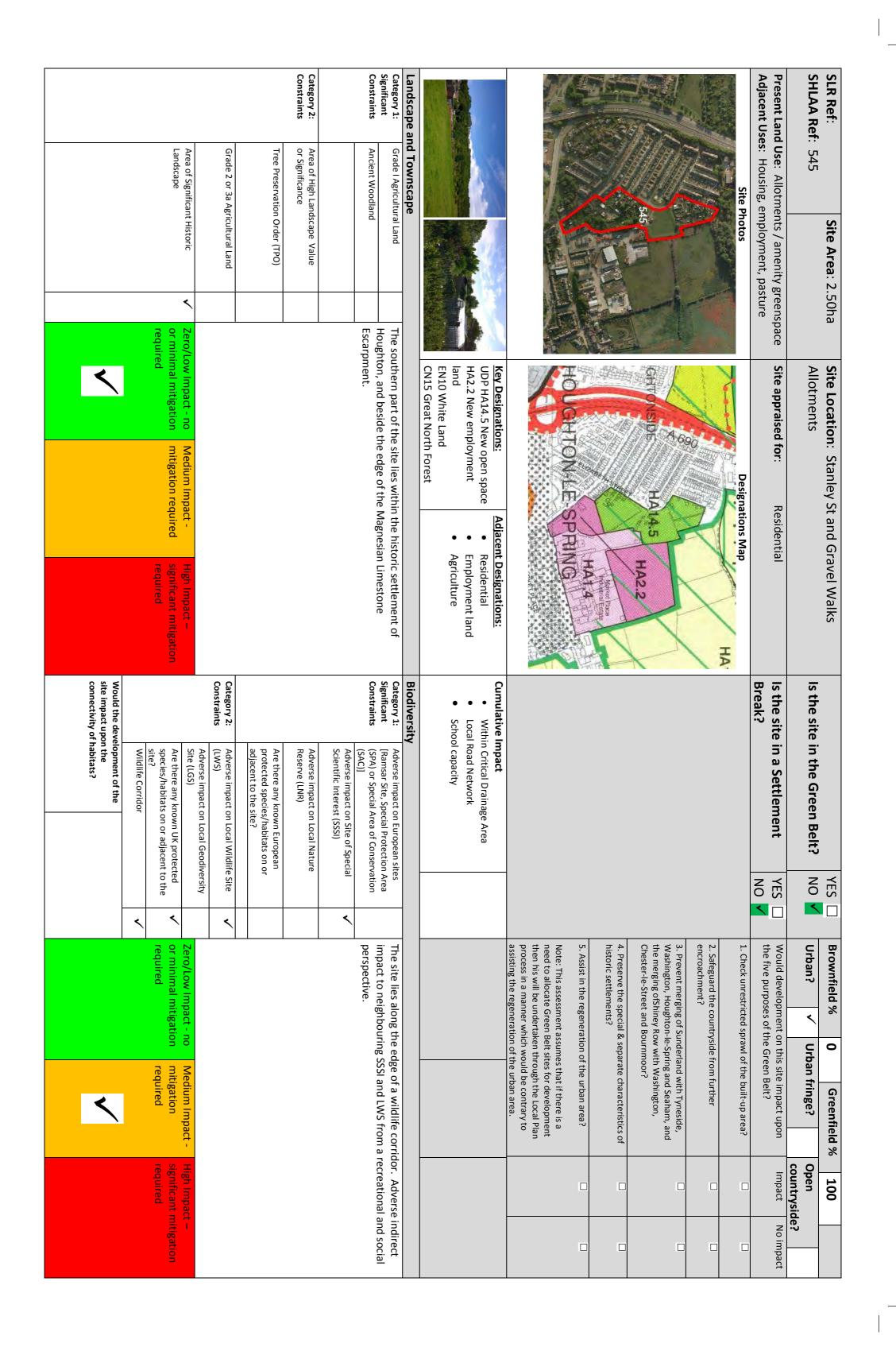
Historic Env Category 1: Significant Constraints Category 2: Constraints	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure Constraints Conservation Area Scheduled Ancient Monument (+ 50m buffer zone if not designated) (For a buffer zone if not designated)
ntegory 2: onstraints	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)
Flooding Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding
	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone
Ground Cor	Ground Conditions & Contamination
Site Topography	Predominantly Flat Gentle Slope Undulating Steen Slope
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)



Category 1: Significant Constraints Category 2: Constraints	Ground Co Site Topography	Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic En Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Ground Conditions & Contamination Site Predominantly Flat Topography Gentle Slope Undulating Steep Slope	Vulnerability) Groundwater Flooding — % of land within 1 in 30 incidence (high) Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 1: Significant Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
zero/Low Impact - no or minimal mitigation mitigation required	No significant issues identified.	or minimal mitigation mitigation required required	e Critical Drainage ing.	Zero/Low Impact - no or minimal mitigation mitigation required	Does the site have any historical or archaeological significance? Site lies adjacent to the alignment of the Hetton Colliery Railway (the oldest of its kind in the world).
High Impact – significant mitigation required		significant mitigation required	Area. Low incidence potential	High Impact – significant mitigation required	significance? liery Railway (the oldest of
Potentially suit infrastructure a	Suitability and Deliverabi What is considered suitable on the How many homes could be provid How many jobs could the site prov Site Appraisal Conclusion	Within accessible location.	Infrastructure Is there road capac Is there water and: requirements? Is there education/ site requirements? What is the broad a local shopping serv community opport	Allotment Allotment Public Right of (cycleway/ footpat) Green Infrastru Is the proposed development site designated as open space or playing fields?	Green Infrastructure Category 1: Significant Constraints Cemete Category 2: Category 2: Category 2: Category 2: Constraints Area
Potentially suitable for development provided that infrastructure and sports issues can be overcome.	Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 60 39dpha How many jobs could the site provide for? Site Appraisal Conclusion	ocation.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor evelopment site n space or playing Yes, sports facilities	Historic Park or Garden (EH LIST) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
Site is considered suitable for development	าล	zero/Low Impact - no wor minimal mitigation mrequired re		Zero/Low Impact - no or minimal mitigation required required	The site provides 1 football Playing Pitch Review)
Site is considered potentially suitable for development		mitigation required significant mitigation required V	places e Hett	Medium Impact - mitigation required High Impact - significant mitigation required	The site provides 1 football pitch (which will be subject to city's Playing Pitch Review)

			Category 2: Constraints		Constraints		Landscape a									Present Land Use: Adjacent Uses: Ho	SLR Ref: SHLAA Ref: 542
Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape Value or Significance		Ancient Woodland	Grade I Agricultural Land	and Townscape								Site Photos	d Use: Amenity greenspace es: Housing and allotments	Site Area: 0.87ha
or minimal mitigation mitigation required Tequired						No significant issues identified.		space CN15 Great North Forest M5 Eastern Limit of Shallow Coalfield Area	Key Designations:		2000年				Designati	Site appraised for: Re	Site Location: Land at Sur le-Hole
quired significant mitigation required required								ResidentialPastureAllotments	Adjacent Designations:			The state of the s			tions Map	sidential	ummerson Street, Hetton-
Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor Would the development of the site impact upon the connectivity of habitats? Would the development of the connectivity of habitats?	Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	Constraints (SPA) or Special Area of Conservation (SAC)		Biodiversity	 Within Critical Drainage Area 	Cumulative Impact							Is the site in a Settlement Break?	Is the site in the Green Belt?
exted vit to the lited extent.	life Site 🗸	or ·	re	cial	on Area rvation	sites										YES	YES
or minimal mitigation mequired required					ponds, with evidence of priority species within area (and roosting in vicinity). Site acts as a buffer to nearby LWS.	Site lies on the edge of a w			0	Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	5. Assist in the regeneration of the urban area?	4. Preserve the special & separate characteristics of historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Brownfield % 0 Urban? ✓ Urban
mitigation required					n evidence of priority species within the acts as a buffer to nearby LWS.	ildlife corridor and				that if there is a for development ugh the Local Plan be contrary to urban area.	ne urban area?	e characteristics of	d with Tyneside, ; and Seaham, and Nashington, r?	m further	he built-up area?	ite impact upon n Belt?	O Greenfield % Urban fringe?
significant mitigation required					in area (and roosting in	the edge of a wildlife corridor and in close proximity to										Impact No impact	Open countryside?

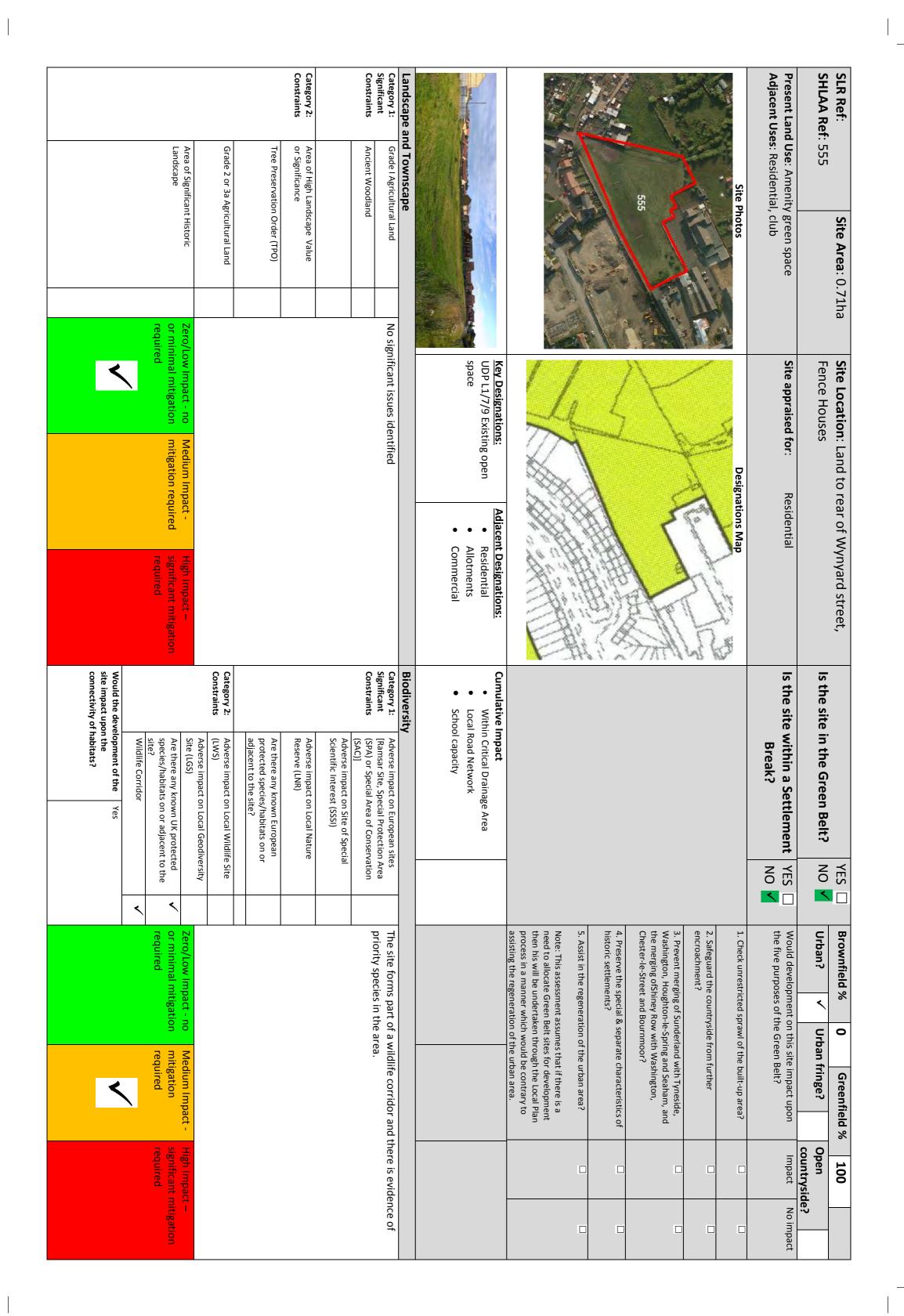
Category 1: Significant Constraints Category 2: Constraints		Topography	Ground Co		Category 2: Constraints	Category 1: Significant Constraints	Flooding		Category 2:		Category 1: Significant Constraints	Historic E
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Undulating Steep Slope	Gentle Slone	Ground Conditions & Contamination Site Predominantly Flat	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 2(Medium Vulnerability)	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Conservation Area Archaeological Site (Known & potential)	Grade I/Grade II*Listed Building/Structure Grade II Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
zero/Low Impact - no or minimal mitigation mitigation required rec			No significant issues identified		 ✓ Zero/Low Impact - no	The site lies within a Critical Drainage Zone and Source Protection Zone. Part of the site also lies within Flood Zone 3 and is affected by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.		Zero/Low Impact - no or minimal mitigation mitigation required required			Does the site have any historical or archaeological significance? No.	
High Impact — Potentially suisignificant mitigation required	Site Appraisal Conclusion	How many home	Suitability ar What is considered	required	High Impact – Within accessible location.	O O		High Impact — significant mitigation required Is the proposed development site designated as open space or playing fields? Allotment Cycleway/ foot Green Infras: Green space or playing fields?	Category 2: Constraints		cance? Category 1: Significant Constraints	Green Infrastructure
Potentially suitable for development.	Site Appraisal Conclusion	3	Suitability and Deliverability What is considered suitable on the site? Residential		location.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Infrastructure and Services	Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? Allotment Yes	Public Open Space/Playing Field/Play Area Natural greenspace	Cemetery / Churchyard	Historic Park or Garden (EH List) Village Green	tructure
Site is considered suitable for development				required	Zero/Low Impact - no or minimal mitigation	Access from the north we		Zero/Low Impact - no or minimal mitigation required			Site acts as amenity greenspace and forms the edge of a Green Infrastructure corridor.	
Site is considered potentially suitable for development					Medium Impact - Homitigation S	the north west through existing residential area		Medium Impact - mitigation required			nspace and forms the	
Site is not considered suitable for development				required	High Impact – significant mitigation	sidential area		High Impact – significant mitigation required			edge of a Green	



Southern part of the site is within the historic settlement area of Houghton. Zero/Low Impact - no or minimal mitigation a Critical Drainage Area. Low incidence potential of groundwater flooding. Zero/Low Impact - no or minimal mitigation mitigation required required Medium Impact - no mitigation required required required significant mitigation required site. Sloped site. Medium Impact - mo mitigation required significant mitigation required significant mitigation required required required required significant mitigation required significant mitigation required significant mitigation required required required required significant mitigation required	Houghton. Houghton t mitigation t mitigation
	Category 1: Significant Constraints Category 2: Category 2: Constraints Cemetery / Churchyard Village Green Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? Infrastructure and Services Is there water and sewerage capacity for site requirements? What is the broad accessibility of the site to local road no local shopping services, public transport, education and community opportunities? Within accessible location. Suitability and Deliverability What is considered suitable on the site? How many lobs could be provided? How many lobs could the site provided? How many lobs could be provided? See Infrastructure Services Residen Residen

		Category 2: Constraints	Significant Constraints	Category 1:							Present Land Use: Adjacent Uses: H	SLR Ref: SHLAA Ref: 551
Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	Ancient Woodland	Landscape and Townscape Category 1: Grade Agricultural Land				551		Site Photos	d Use : Natural ses: Housing, g	f: 551
	ricultural Land	dscape Value		al Land						hotos	Present Land Use: Natural greenspace Adjacent Uses: Housing, greenspace, road	Site Area: 0.49ha
Zero/Low Impact - no Med or minimal mitigation mitigrequired				No significant issues identified	Key Designations: UDP L1/7/9 Existing open space CN15 Great North Forest						Site appraised for:	Site Location: La Shiney Row
Medium Impact - mitigation required				d.	Ad	35				Designations Map	Residential	and north of (
High Impact — significant mitigation required					jacent Designations:ResidentialDual carriagewayGreenspace					Map	ntial	Land north of Collingwood Drive,
Are there any species/habita site? Would the development of the site impact upon the connectivity of habitats?	Category 2: Constraints		Significant Constraints	Biodiversity Category 1:	Cumulative Impact Within Critic						Is the site Break?	Is the site
Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor lopment of the nabitats?	adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Adverse impact on Local Nature Reserve (LNR) Are there any known European	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI)	Adverse impact on European sites	tive Impact Within Critical Drainage Area						in a Settlement	ls the site in the Green Belt?
to the	e Site versity		al	tes							YES NO	NO Y
Zero/Low Impact - no or minimal mitigation required				No significant issues identified.		5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for developmer then his will be undertaken through the Local Plaprocess in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special & historic settlements?	3. Prevent merging of Sunderland with Tynes Washington, Houghton-le-Spring and Seahan the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted spr	Would development on this site imp the five purposes of the Green Belt?	Brownfield % Urban?
Medium Impact - mitigation required				identified.		5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	special & separate characteristics of ents?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	side from further	 Check unrestricted sprawl of the built-up area? 	pment on this site impact upon ses of the Green Belt?	O Greenfield % Urban fringe?
High Impact – significant mitigation required											Impact	6 100 Open countryside?
itigation											No impact	ż

Category 1: Health & Sai Significant COMAH Dev Constraints Inner Zone Electricity Po	Site Predominant Topography Gentle Slope Undulating	Constraints Constraints Constraints Constraints Constraints Constraints Constraints Coundwater Surface Wate within 1 in 30 Surface Wate within 1 in 10 Critical Draina Source Protee		Category 2: Grade II Li Constraints Conservat Archaeolo potential)	Category 1: Scheduled (+ 50m buf Constraints World Hericand Candidate) Grade I/Grade	Historic Environment and Culture
Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining)	Site Predominantly Flat Topography Gentle Slope Undulating Graph Slope	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure	ent and Culture
Zero/Low Impact - no or minimal mitigation mitigation required	No significant issues identified.	or minimal mitigation mitigation required required	a Critical Drainage Arrface water flooding.	Zero/Low Impact - no or minimal mitigation mitigation required	Does the site have any historical or archaeological significance?	
High Impact – significant mitigation required		required	ea, and is partly affected by Low incidence potential of	High Impact – significant mitigation required	significance?	
Potentially su	What is considered suitable on the How many homes could be provid How many jobs could the site providing Site Appraisal Conclusion	Within accessible location.	Infrastructure and S Is there road capacity for si Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, put community opportunities?	Allotment Allotment Public Right (cycleway/ foot) Green Infras: Is the proposed development site designated as open space or playi fields?	Category 1: Significant Constraints Category 2: Category 2:	Green Infrastructure
Potentially suitable for development.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	location.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	space of Way path/bri tructui	Historic Park or Garden (EH List) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area	tructure
	Residential 13 30dpha		n? iapacity for cal road network,	re corridor Yes, as natural greenspace	(EH Ust)	
Site is considered suitable for development		or minimal mitigation required	Access from the southe	Zero/Low Impact - no or minimal mitigation required	Site provides existing natural greenspace, and is linked to a Green Infrastructure corridor.	
Site is considered potentially suitable for development		mitigation required	the southern boundary	Medium Impact - mitigation required	atural greenspace, and	
Site is not considered suitable for development		rigi illipact – significant mitigation required		High Impact – significant mitigation required	d is linked to a Green	



Historic Er Category 1: Significant Constraints	Historic Environment and Culture Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+	Does the site have any historical or archaeological significance? No significant issues identified		frastru		The site comprises an area of open space that forms part of a green infrastructure corridor.
	World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure		Category 2:		Cemetery / Churchyard Public Open Space/Playing Field/Play Area	Cemetery / Churchyard Public Open Space/Playing Field/Play Area
Category 2: Constraints	Grade II Listed Building/Structure Conservation Area				Natural greenspace Allotment	Natural greenspace Allotment
	Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation mitigation required required	High Impact – significant mitigation required Is the p designs fields?	propose ated as	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor d development site open space or playing Public Right of Way Cycleway/ footpath/bridleway) or minimal mitigation required
Flooding			Infra	stru	Infrastructure and Services	cture and Services
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Critical Drainage Area and is partly affected by 1:100 incidence surface water flooding. Low incidence potential of groundwater flooding		e roa e wa:	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	d capacity for site traffic generation? Access issues, possibly from south west corner. The Newhottle Dubmire and Houghton area is subject to cumulative
	Flood Risk Zone 3A (High Vulnerability)	g canaware nooding.	Is there site rec What i local sh	e ediquire	Is there education/community/health facility capacity fo site requirements? What is the broad accessibility of the site to local road no local shopping services, public transport, education and community opportunities?	community/health facility capacity for accessibility of the site to local road network, ices, public transport, education and unities?
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required required	High Impact – within significant mitigation required	ı accessi	Within accessible location.	ble location. or minimal mitigation required
	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land					
	within 1 in 100 incidence (medium) Surface Water Flooding – % of land 10%					
	Critical Drainage Area					
	Source Protection Zone		7	F		
Ground Co	amination) Vihat i) July		
Topography	Predominantly Flat	No significant issues identified	How m	nany	How many homes could be provided? 19	:1
	Gentle Slope		How m	nan	How many jobs could the site provide for?	y jobs could the site provide for?
	Steep Slope		Site /	Αp	Site Appraisal Conclusion	praisal Conclusion
	Steep Slope			: -		
	Steep Slope	-			-	
	oreeb slobe					
	oreeb slobe					
Catanana	Hoolth 8 Safety Experition (HSE)				:	
Catalana	Hoolth 8 Safety Experition (HSE)				:	
Category 1:	Health & Safety Executive (HSE)	Modium Impact		-	whiteholder development if access	ı
Category 1:	Health & Safety Executive (HSE)	Modium Impact		<u>:</u>	ly suitable for development if access	ı
Category 1:	Health & Safety Executive (HSE)	Medium Impact -		1	lly suitable for development if access	
Category 1:	Health & Safety Executive (HSE)	Zero/Low Impact - no Medium Impact -	High Impact – Poter	₹.	ally suitable for development if access	Potentially suitable for development if access and Site is considered
Significant	COMAH Development Proximity or	mitigation required	tigation	5	infrastructure issues can be resolved.	access all a
Constraints	Electricity Pylon (+ 10m buffer zone)		required			development
Category 2:	HSE COMAH Middle or Outer Zone					
Constraints	Landfill sites, Contaminated land	<				
Constitution	Minerals Legacy (quarries and coal					
	mining)					
	Minerals Safeguarded Area					
	buffer zone)					

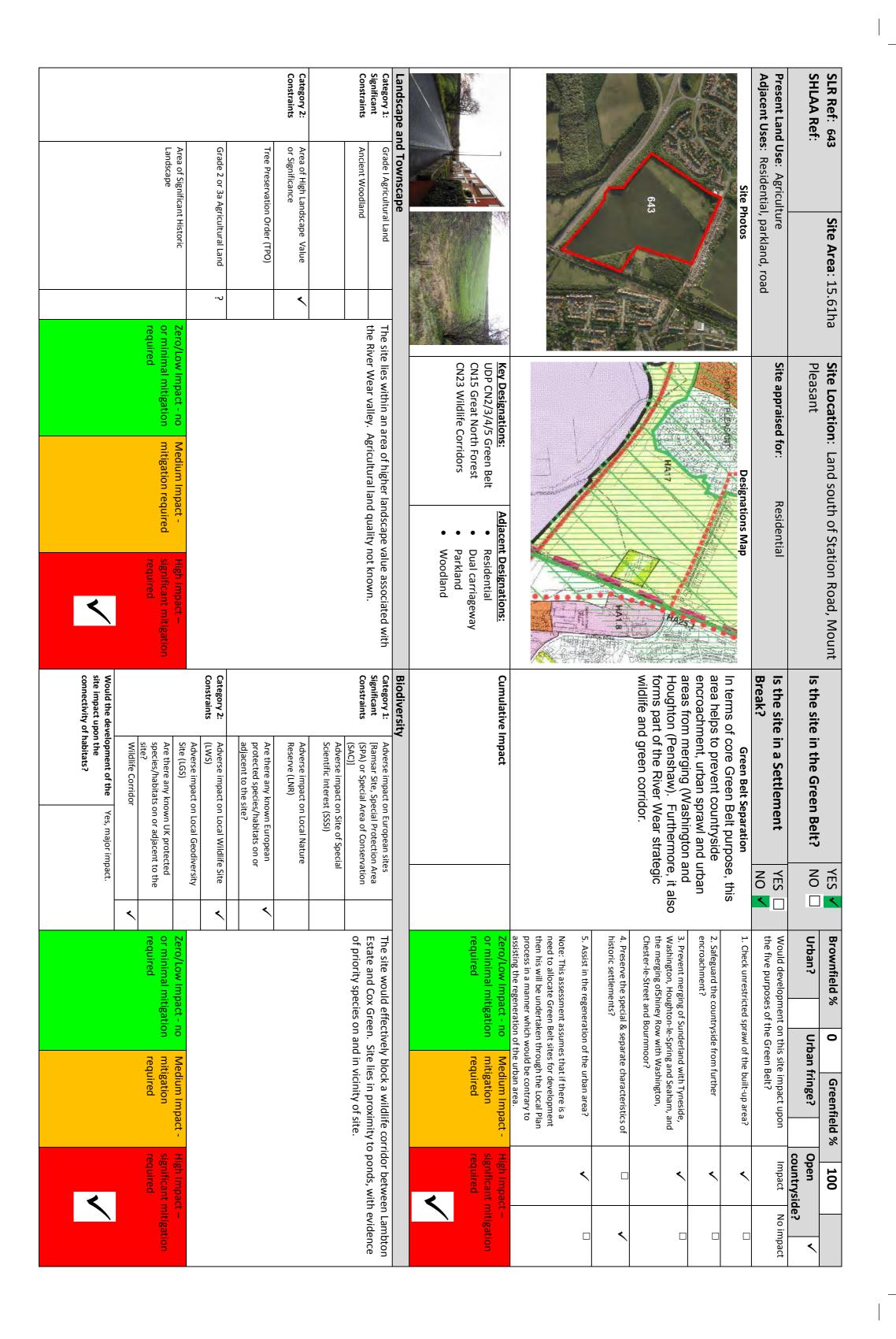
			.1	Category 2: /		Constraints /		Landscape and								Present Land Use: Garage Adjacent Uses: residential, commercial	SHLAA Ref: 570	SLR Ref:
	Area of Significant Historic	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape Value or Significance		Ancient Woodland	Grade I Agricultural Land	and Townscape							Site I	Jse: Garage : residential	570	
	nt Historic	gricultural Land	on Order (TPO)	ndscape Value		nd	ural Land)	Site Photos	, commercial		Site Area: 0.43ha
required	Zero,						No si											43ha
required	Zero/Low Impact - no						No significant issues identified	-	Key Designations: UDP EN10 White Land CN23 Wildlife Corridors	X	1			7		Site appraised for:	Penshaw.	Site Location
illing anon required	Medium Impact						entified		<u>ite</u> Land Corridors						Designa			Site Location: Land at Station Road (garage),
	. '							<u>-</u>	Adjacent Designations: Residential Employment lar Former railway Woodland						Designations Map	Residential		tation Road
required	High Impact –								It Designations: Residential Employment land Former railway Woodland				The State					(garage),
Would the development site impact upon the connectivity of habitats?		Category 2: Constraints				Constraints	Category 1:	Biodiversity	Cumulative Impact				10,270			Is the site Break?	Is the site	
wildlife Corridor Would the development of the site impact upon the connectivity of habitats?	Site (LGS)	Adverse impact of (LWS)	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site Scientific Interest (SSSI)	(SPA) or Special (SAC)]			mpact							within a	Is the site in the Green Belt?	
wildlife Corridor opment of the the abitats?	Sir Local Geography	Adverse impact on Local Wildlife Site (LWS)	own European s/habitats on or ite?	on Local Nature	Adverse impact on Site of Special Scientific Interest (SSSI)	(SPA) or Special Area of Conservation (SAC)	Adverse impact on European sites	-								Settlement Y		
the <		+ e	<			on the	_									YES	NO <	YES
required						proximity to J	The site lies w	<u> </u>		Note: This assessment assumes that if there need to allocate Green Belt sites for develop then his will be undertaken through the Loca process in a manner which would be contrar assisting the regeneration of the urban area.	5. Assist in the re	4. Preserve the special historic settlements?	3. Prevent merging of Sunderland v Washington, Houghton-le-Spring a the merging of Shiney Row with Wa Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestri	Would development on this site imp the five purposes of the Green Belt?	Urban?	Brownfield %
	act - no					ames Steel	ithin an im			ment assume Green Belt sit ndertaken th ner which wo	generation o	pecial & sepa nts?	ng of Sunderl ughton-le-Spr niney Row wit and Bournm	countryside f	cted sprawl o	ment on thi es of the Gr	√ Urk	⁶ 70
required	Medium Impact -					proximity to James Steel Park and Mount Pleasant lake LWS	within an important wildlife corridor and is in close			Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	regeneration of the urban area?	4. Preserve the special & separate characteristics of historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	rom further	 Check unrestricted sprawl of the built-up area? 	Would development on this site impact upon the five purposes of the Green Belt?	Urban fringe?	Greenfield %
required						ગleasant lake L	rridor and is i	_								Impact	Open countryside?	30
required	ct –					.WS.	n close									No impact	ide?	

			Category 2:	Significant Constraints	5	Landscape and Townscape				Present Land Use: Pasture Adjacent Uses: Housing, o	SHLAA Ref: 634	SLR Ref:
Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	or Significance Tree Preservation Order (TPO)	Area of High Landscape	Ancient Woodland	Grade I Agricultural Land	d Townscape		634	Site Photos	Use : Pasture :: Housing, open		Si
itoric	.ural Land ?	Jer (TPO)	pe Value		and				08	Present Land Use : Pasture Adjacent Uses : Housing, open space, playing fields		Site Area: 2.00ha
Zero/Low Impact - no or minimal mitigation required		1			Agricultural land		UDP CN HA11.1 CN15 G					
					Agricultural land quality not known.		Key Designations: UDP CN6 Settlement Break HA11.1 New open space CN15 Great North Forest		De	Site appraised for:	Road, Shiney Row	Site Location: Former Success Colliery, Success
Medium Impact - mitigation required re					/n.				Designations Map	Residential		er Success Col
High Impact – significant mitigation required							 Adjacent Designations: Residential Sports pitches Pasture 	the state of the s	The state of the s			iery, Success
Would the develsite impact upon connectivity of h	Category 2:	» >	- 10 S	Significant (Constraints		Biodiversity	Zero/Low Impact - no or minimal mitigation required	break that mai Row and Succe Whilst it is clea have a very sig Break as a who green infrastru connected, and constraints tha adverse that m	The site player	Is the site w	Is the site in	
Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor opment of the the abitats	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Reserve (LNR) Are there any known European protected species/habitats on or adiacent to the site?	Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	Adverse impact on European sites		Medium Impact - mitigation required	break that maintains the distinction between Shine Row and Success/Philadelphia. Whilst it is clear that any development here would have a very significant impact upon the Settlement Break as a whole, it is recognised that the wildlife, green infrastructure corridors would still be connected, and that there are no other individual constraints that are deemed to be sufficiently adverse that mitigation is not feasible.	Settlement Break Separation	Is the site within a Settlement Break?	Is the site in the Green Belt?	
adjacent to the	al Wildlife Site	iropean itats on or	of Special) al Nature	rotection Area of Conservation	opean sites		ct High Impact— significant mitigation required	break that maintains the distinction between Shiney Row and Success/Philadelphia. Whilst it is clear that any development here would have a very significant impact upon the Settlement Break as a whole, it is recognised that the wildlife / green infrastructure corridors would still be connected, and that there are no other individual constraints that are deemed to be sufficiently adverse that mitigation is not feasible.	Settlement Break Separation The site plays a major role as part of the settlement			YES
zero/Low Impa or minimal mit required				and priority spe proposed LWS.	The site lies wi		Cumulative Impact Within Critics Local Road N School capac				Urban?	Brownfield %
mpact - no Medium Ir mitigation required				and priority species are present on site. proposed LWS.	ithin an important		tive Impact Within Critical Drainage Area Local Road Network School capacity				Urban fringe?	0
Impact -				on site. Direct i	wildlife corrido		rea				<	Greenfield %
High Impact – significant mitigation required				Direct impact on adjacent	The site lies within an important wildlife corridor linking to Elba Park						Open countryside?	100

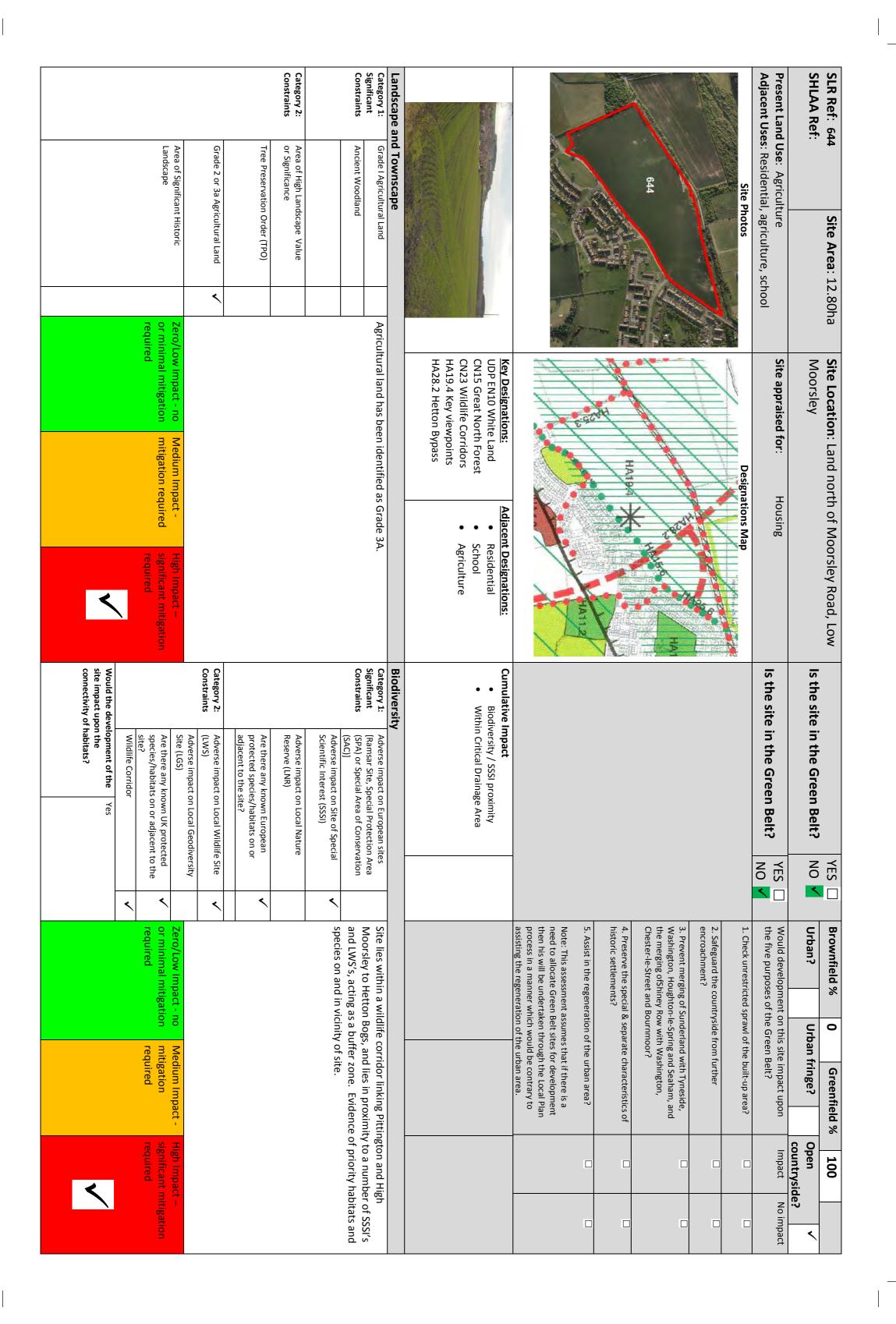
Category 1: Significant Constraints Category 2: Constraints	Site Topography	Ground Cor	Category 2: Constraints	Category 1: Significant Constraints	Flooding		Category 2: Constraints			Category 1: Significant Constraints	Historic Env
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Predominantly Flat Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Archaeological Site (Known & potential)	Grade II Listed Building/Structure Conservation Area	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
Zer	The	-	Zer or req or req	The gro		✓ Zer or req				Doe Beir	
Zero/Low Impact - no or minimal mitigation required	The site lies within a coal referral area.		Zero/Low Impact - no or minimal mitigation required	The site lies within a Critical Drainage Are groundwater flooding.		Zero/Low Impact - no or minimal mitigation required				es the site have any hing a former colliery, th	
Medium Impact - mitigation required	al referral area.		Medium Impact - mitigation required	a.		Medium Impact - mitigation required				Does the site have any historical or archaeological significance? Being a former colliery, the site has potential local archaeological interest.	
High Impact – significant mitigation required			High Impact – significant mitigation required	Low incidence potential of		High Impact – significant mitigation required				significance? rchaeological interest.	
Potentially sui	What is considered suitable on the How many homes could be provided. How many jobs could the site provided in the	Suitability an	Nearest local facil	Is there road capacity for si Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pul community opportunities?	Infrastructur	Public Right (cycleway/ foot Green Infras Is the proposed development site designated as open space or playi fields?	ı	Category 2: Constraints		Category 1: Significant Constraints	Green Infrastructure
Potentially suitable for development.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Suitability and Deliverability	Nearest local facilities are at Shiney Row	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road ne local shopping services, public transport, education and community opportunities?	Infrastructure and Services	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor allocate designated as open space or playing amenity green and outdoo facility	Natural greenspace Allotment	Public Open Space, Area	Cemetery / Churchyard	Historic Park or Garden (EH List) Village Green	ructure
pment.	Residential 55 31dpha		w.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	,	bridleway) ture corridor Yes, allocated as amenity green space and outdoor sports facility	· O	Public Open Space/Playing Field/Play Area	chyard	Sarden (єн ust)	
Site s de	ha		Zero/Low or minim required			Zero/Lov or minim required	<u> </u>	<		The site of corridor.	
Site is considered suitable for development			Zero/Low Impact - no or minimal mitigation required	Traffic impact assessment required. junction spacing and road width. M		Zero/Low Impact - no or minimal mitigation required				e comprises a pla r.	
Site is considered potentially suitable for development			Medium Impact - mitigation required			Medium Impact - mitigation required				The site comprises a playing field within a green infrastructure corridor.	
Site is not considered suitable for development			High Impact – significant mitigation required	Location of access subject to ulti-user route to south.		High Impact – significant mitigation required				en infrastructure	

Area of Significant Historic Landscape re	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Category 2: Area of High Landscape Value Constraints or Significance		Ancient Woodland	Category 1: Grade Agricultural Land N.					Sic Flows	Present Land Use: Amenity greenspace, allotments Adjacent Uses: Residential, open space, quarry	SLR Ref: Site Area: 2ha SHLAA Ref: 637
Zero/Low Impact - no or minimal mitigation mitigation required required Medium Impact - significant mitigation required required					o a Brilliague as accompany	No significant issues identified	Key Designations:Adjacent Designations:UDP L1/7/9 Open space• ResidentialHA14.6 New open space• GreenspaceCN15 Great North Forest• QuarryCN23 Wildlife Corridors• Vacant land	HA146			DOWNS POSSIBLE OF STREET	Site appraised for: Resi	Site Location : West of Eppleton Quarry, Hetton Downs
Are there any known UK protected species/habitats on or adjacent to the site? Would the development of the site impact upon the connectivity of habitats?	Category 2: Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)		Category 1: Adverse impact on Furonean sites	Cumulative Impact Biodiversity / SSSI proximity Within Critical Drainage Area Local Road Network School capacity					Is the site in a Settlement Break? YES NO	Is the site in the Green Belt? NO <
zero/Low Impact - no or minimal mitigation required Medium Impact - significant mitigation required required High Impact - significant mitigation required					European and UK species/habitat protection. Acts as a buffer to neighbouring LWS (pond).	The cite lies within an important wildlife corridor and is subject to		5. Assist in the regeneration of the urban area?	4. Preserve the special & separate characteristics of historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?		Would development on this site impact upon Impact No impact the five purposes of the Green Belt?	Brownfield % 0 Greenfield % 100 Urban?

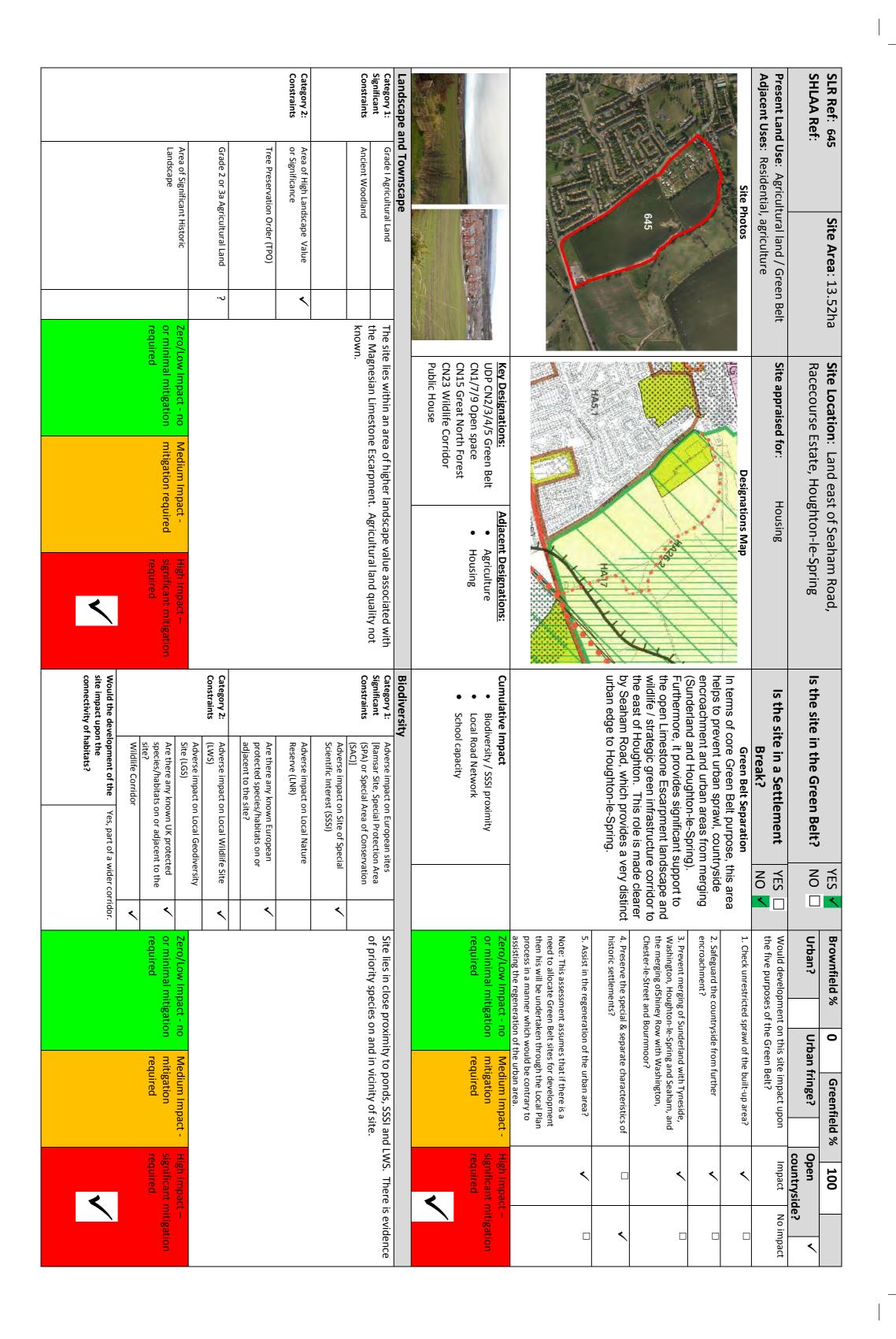
Historic Env Category 1: Significant Constraints	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints	Does the site have any historical or archaeological significance? No significant issues identified		Green Infrastructure Category 1: Historic Park or Garden (EH List) Significant Constraints Village Green	Garden (EH List)		Garden (EH List) The site is allocated as amenity green space with approximately one third of the site currently used as allotments
	World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard			
	Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	:: Public Open Space/Playing Field/Play S Area	<		
Category 2:	Grade II Listed Building/Structure			Natural greenspace			
	Conservation Area			Allotment		<u> </u>	<u> </u>
	Archaeological Site (Known & potential)	Zero/Low Impact - no	High Impact – significant mitigation required	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor		Zero/ or mi requii	Zero/Low Impact - no or minimal mitigation mitigation required required
		<		Is the proposed development site designated as open space or playing amenity green space fields?	D		i edalli ed
Flooding	_		Infrastru	Infrastructure and Services			
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Critical Drainage Area and the Source Protection Zone, and is partly affected by 1:30 incidence surface water flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	1 1	Acces Acces	Access through existing residential estate road from Hetton Downs. Access from south constrained by road geometry with limited visibility.
	Flood Risk Zone 3A (High Vulnerability)		Is there education/ site requirements? What is the broad i local shopping serv community opport	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	ი ≍		
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - High or minimal mitigation mitigation required sign	High Impact – significant mitigation	Within accessible location.		Zero/ or mi	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required
	Surface Water Flooding – % of land within 1 in 30 incidence (high) 5%						
	Surface Water Flooding – % of land within 1 in 100 incidence (medium) 5%						
	Surface Water Flooding – % of land within 1 in 1000 incidence (less) 10%		<				
	Critical Drainage Area						
	Source Protection Zone						
Ground Cor	Ground Conditions & Contamination		Suitabilit	-			
Site Topography	Predominantly Flat	Site lies within close proximity to neighbouring former colliery site		What is considered suitable on the site? R How many homes could be provided? 3	Residen	Residential 37 30dpha	sider
	Gentle Slope		How many j	How many jobs could the site provide for?			
	Undulating		Site Appr	Site Appraisal Conclusion			
Category 1:	Steep Slope Health & Safety Executive (HSE)	Medium Impact	L	v suitable for development		Sit.	Site is considered
Significant	COMAH Development Proximity or	or minimal mitigation mitigation required sign	significant mitigation Potential	Potentially suitable for development.		SI.	suitable for
Constiguits	Electricity Pylon (+ 10m buffer zone)		required				development
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land	<					
	Minerals Legacy (quarries and coal mining)						
	Minerals Safeguarded Area High Voltage electricity line(±10m)						
	buffer zone)						



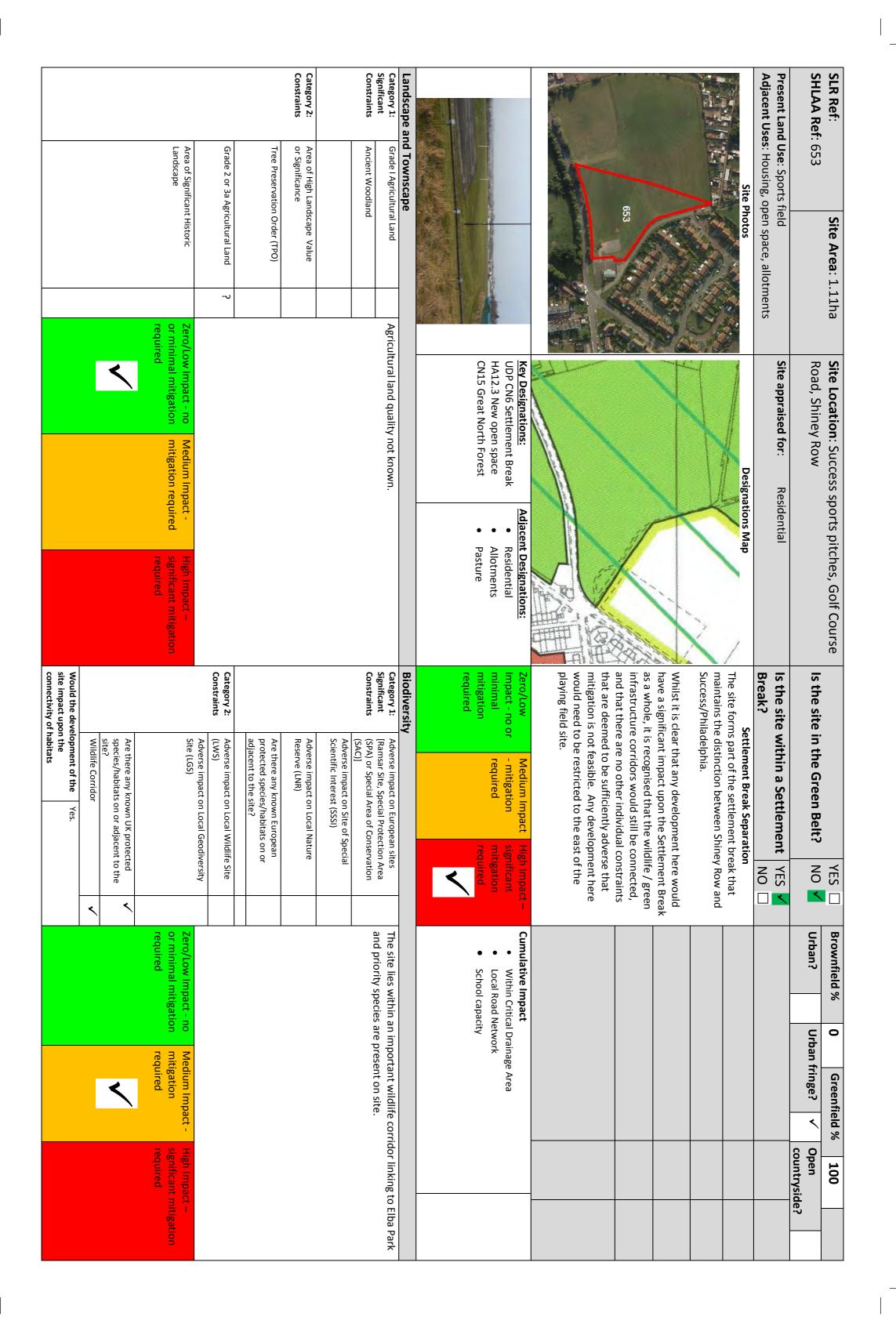
Acchaeological Stell (forms & Zero/Low Impact - no Intigation required Grade Interest (Standard Placed Building/Structure) Consensation Area Archaeological Stell (forms & Zero/Low Impact - patential) Flood Stat Zone 38 (Functional Flooding - Stellar) Flood Stat Zone 38 (Fun	Historic Env Category 1: Significant	: Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance?		rastrı	den (єн ust)
Cancel (Grade III Used Surface (Grade III Used III Used Sulfing/Structure Conservation Area Conserva	Constraints			0	onstraints Village Green	
Grade ()Grade I/Tusted Grade ()Grade I/Tusted Grade ()Grade ()Grade I/Tusted Grade ()Grade		World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard	Churchy
Grade it Listed Building/Structure Conservation Area Acthorological Site (Known & Zero/Low Impact - no Activitial Distriction and State (Known & Zero/Low Impact - no Activitial Distriction and State (Known & Zero/Low Impact - no Activitial Distriction and State (Known & Zero/Low Impact - no Activitial Distriction and State (Known & Zero/Low Impact - no Activitial Distriction and State (Known & Zero/Low Impact - no Activitial Distriction and State (Known & Zero/Low Impact - no Activitial Distriction (Low Incidence potential of Flood Risk Zone 3A (Fligh) Vulnerability) Vulnerability) Vulnerability (Conditional Exposing % of land within 1 in 2000 incidence (Inst) (Low Impact - no Activitial Distriction (Low Impact		Grade I/Grade II*Listed Building/Structure		0.0		Public Open Space/Playing Field/Play Area
Conservation Area Cons	Category 2:	Grade II Listed Building/Structure			Na	Natural greenspace
Anchaeological Site (thrown & Zero/Low Impact - no oriential) Road Bisk Zone 38 (Functional Flooding) Road Bisk Zone 30 (Figh) Vulnerability) Vulnerability) Flood Bisk Zone 30 (Figh) Vulnerability) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of land within 1 in 100 inderce (Figh) Surface Water Flooding - % of la		Conservation Area				Allotment
Flood Risk Zone 38 (Functional Rood)skin) Flood Risk Zone 2(Medium Vulnerability) Flood Risk Zone 2(Medium Vilnerability) Flood Risk Zone 2(Medium Impact - Nighting Area Flood Risk Zone 2 (Medium Impact - Nighting Area Flood Risk Zone 2 (Medium Impact - Nighting Area Flood Risk Zone 2 (Medium Impact -		Archaeological Site (Known & potential)		High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor
Flood Risk Zone 3h (Functional Flooding - So fland Surface Water Flooding			<		the proposed esignated as opelds?	Is the proposed development site designated as open space or playing fields?
Flood Risk Zone 3A (High Vulnerability) Flood Risk Zone 2 (Medium Uninerability) Flood Risk Zone 2 (Medium Unine	Flooding				nfrastruct	Infrastructure and Services
Flood Risk Zone 2(Medium Vulnerability) Flood Risk Zone 2(Medium Groundwater Flooding — of land Surface Water Flooding — of land within 1 in 300 incidence (ligh) Surface Water Flooding — so of land within 1 in 1000 incidence (legs) Surface Water Flooding — so of land within 1 in 1000 incidence (legs) Surface Water Flooding — so of land within 1 in 1000 incidence (legs) Surface Water Flooding — so of land within 1 in 1000 incidence (legs) Surface Water Flooding — so of land within 1 in 1000 incidence (legs) Surface Water Flooding — so of land within 1 in 1000 incidence (legs) Surface Water Flooding — so of land within 1 in 1000 incidence (legs) Surface Water Flooding — so of land within 1 in 1000 incidence (legs) Surface Water Flooding — so of land surface Water Flooding — so of land within 1 in 1000 incidence (legs) Surface Water Flooding — so of land surface Water Flooding — so o	Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	ritical Drainage Are er flooding. Low inc	ted by 1:30	there road ca there water a equirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?
Flood Risk Zone 2 (Medium Multipation or minimal mitigation required Surface Water Flooding — % of land within 1 in 30 incidence (Ineglin) Surface Water Flooding — % of land within 1 in 100 incidence (Ineglin) Surface Water Flooding — % of land within 1 in 100 incidence (Ineglin) Surface Water Flooding — % of land within 1 in 100 incidence (Ineglin) Surface Water Flooding — % of land within 1 in 100 incidence (Ineglin) Surface Water Flooding — % of land within 1 in 100 incidence (Ineglin) Surface Water Flooding — % of land within 1 in 100 incidence (Ineglin) Surface Water Flooding — % of land surface Wat		Flood Risk Zone 3A (High Vulnerability)	0.00	0 T N S 16	Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?
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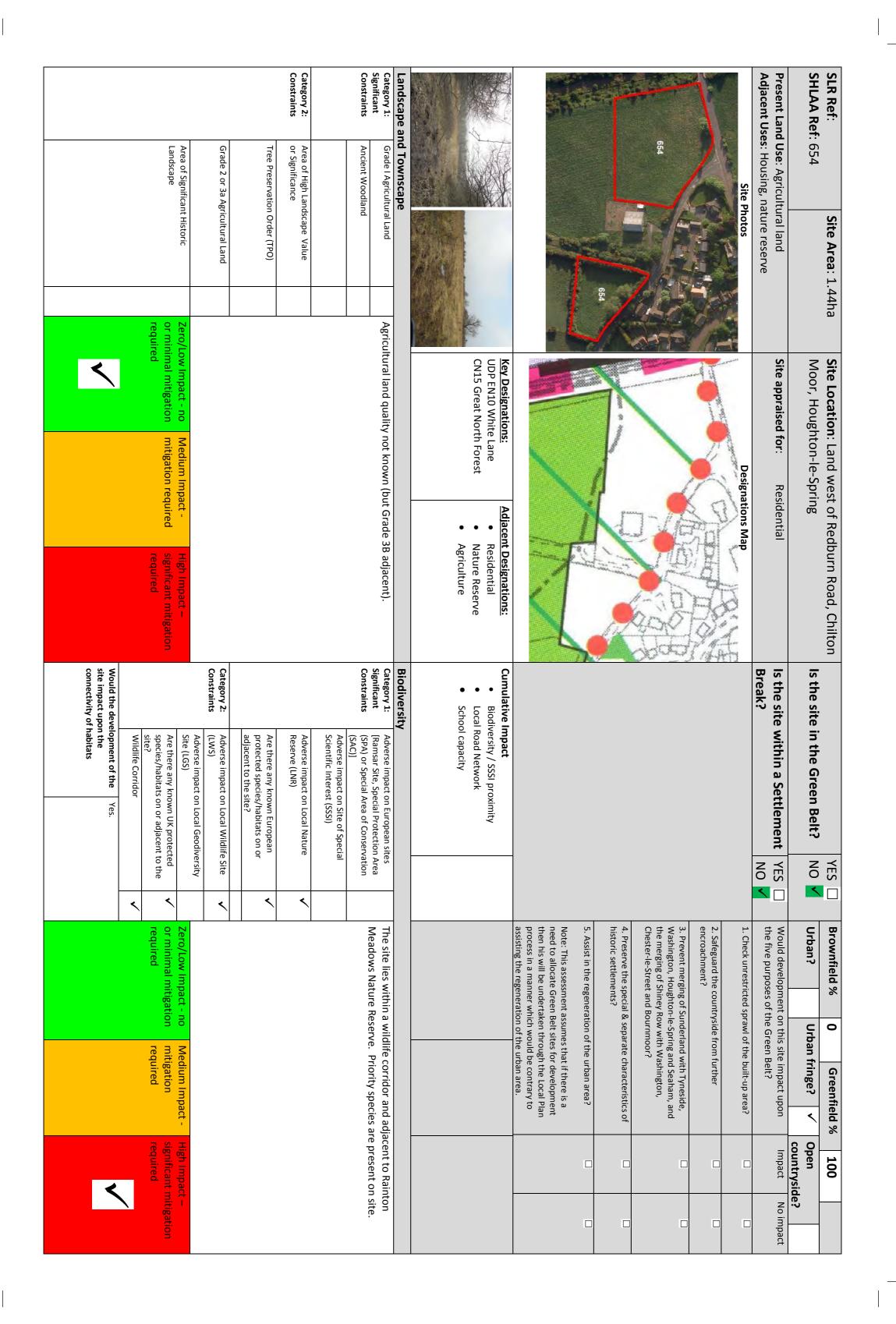
Significant Local interligion of a String (*) Contraint Value integrand Value in	Historic Env	Historic Environment and Culture Category 1: Scheduled Ancient Monument
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straints Flood lisk Zone 2(Medium		Flood Risk Zone 3A (High Vulnerability)
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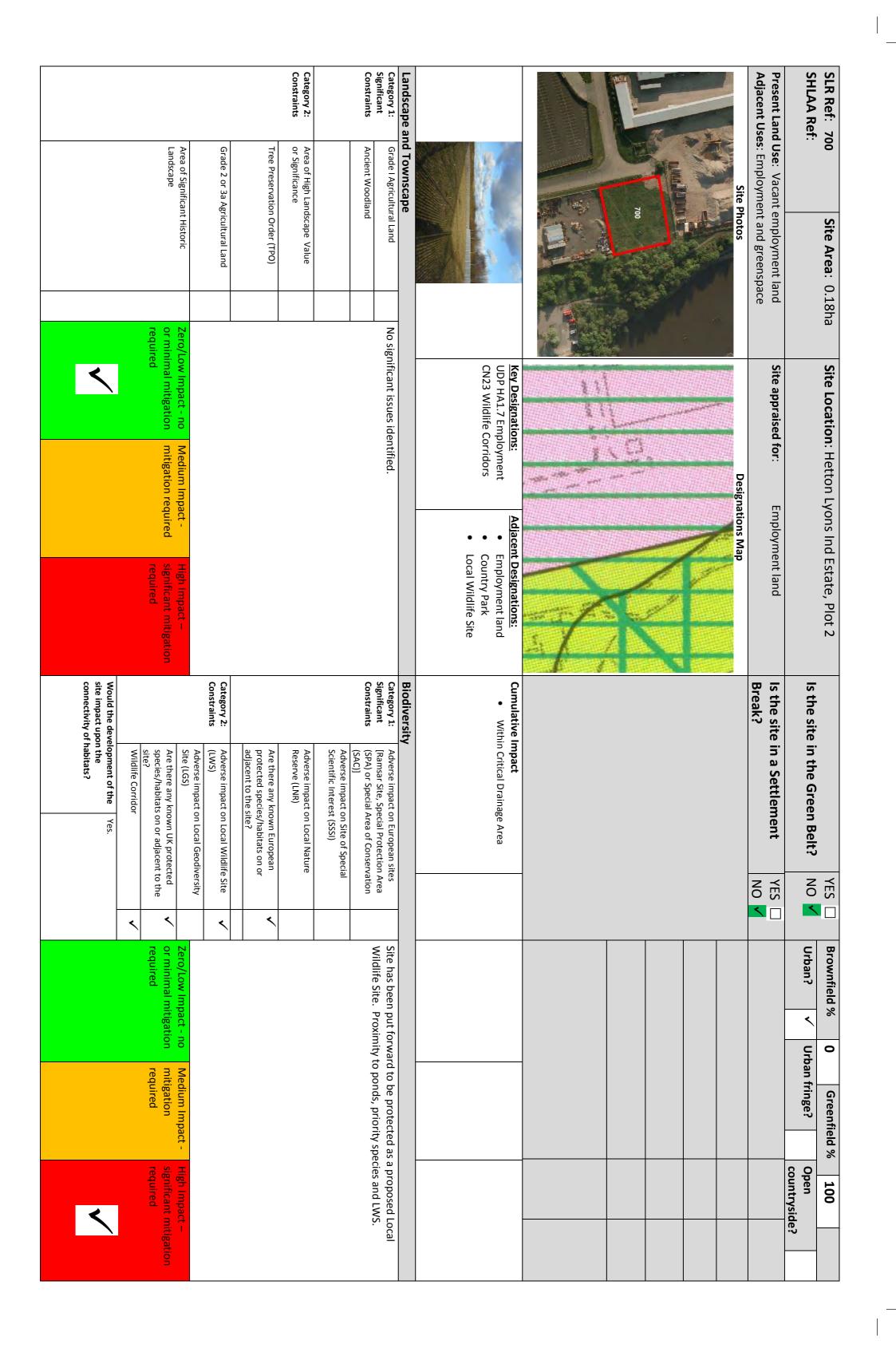
The site is located within the wider setting of Copt Hill Scheduled Ancient Monument. The north-west part of the site lies within the historic village boundary of Houghton. 2ero/Low Impact - no mitigation required required affected by 1:100 incidence surface water flooding. Low incidence surface water flooding. Low incidence potential of groundwater flooding. 2ero/Low Impact - no mitigation required affected by 1:100 incidence surface water flooding. Low incidence potential of groundwater flooding. 2ero/Low Impact - no mitigation required significant mitigation required column in the state of the site lies within a Critical Drainage Area, and a small area is affected by 1:100 incidence surface water flooding. Low incidence potential of groundwater flooding. 2ero/Low Impact - no mitigation required significant mitigation required requ	Historic Env	Historic Environment and Culture		Green Inf	Green Infrastructure				
Mountered, The north worst pirt of the vicine within the historic dilage: Gradual Gradual Claude Agent Husband Date (Spiculous Agent Age	Category 1: Significant	nt signated)	Does the site have any historical or archaeological significance. The site is located within the wider setting of Copt Hill Schedul		: Historic Park or Garden (єн ціst)	S	ite forms part of a strate	gic Green Infrastruct	ture corridor Iso includes allotments
Cancel North Service Content (1) Cancel North	Constraints		Monument. The north-west part of the site lies within the hister houndary of Houghton.			<u>م</u>	ind a public right of way.		
Grade Little distillang/Stocks in Control Little Control Residence in Little Control		World Heritage Site & Setting (+ candidate)	Q		Cemetery / Churchyard				
Concention Acco Concention		Grade I/Grade II*Listed Building/Structure		Category 2 Constraints					
Alcament Accordancy Area Another-Copical Site Brown is Anot	Category 2:	Grade II Listed Building/Structure			Natural greenspace				
Anche-nogratistic (rown is a continued in required in		Conservation Area			Allotment	<			
Rood Risk Zones 3M (Functional Rood)ship) Flood Risk Zones 3M (Functional Rood)ship) Flood Risk Zones 3M (Fligs) Flood Risk Zones 2M (Fligs) Flood Risk Zones		gical Site (Known &	Medium Impact - mitigation required	npact – ant mitigation –	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	` `	/ Impact - no al mitigation		High Impact – significant mitigation required
Flood Risk Zone 36 (Functional Flooding - Low incidence Surface water flooding - Surfac			_	Is the propo designated a fields?					<
Flood SetZone 3A (High) Part of the Size lies within a Chitical Drainage Area, and small large is Sither water and south for site chiff generation	Flooding			Infrastru	cture and Services	-			
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Tood list Zone (Albedium Carrollow) Carrollow impact - no Medium		Flood Risk Zone 3A (High Vulnerability)		Is there edu- site requirer What is the local shoppii community	cation/community/health facility capacity for nents? broad accessibility of the site to local road net g services, public transport, education and opportunities?	twork,	he Newbottle, Dubmire iousing development preintry school.	and Houghton area isssure which equates	is subject to cumulative to a new two-form
Surface Nater Flooding - So Isad Surface (Nation I no 2010 received (Nation	Category 2: Constraints	ne 2(Medium) · Flooding	v Impact - no Medium Impact - nal mitigation mitigation required		l facilities are at Houghton town centre.	7 0 N		npact -	High Impact – significant mitigation required
Conditions & Contamination Sipping site. Site sprovide for some sould be provide for sould the site sould the sit									<
Predominantly Flat Sloping site. Sloping site. What is considered suitable on the site? Agriculture How many homes could be provided? 203 20apha 20	Ground Cor	nditions & Contamination		Suitabilit	y and Deliverability				
Gentle Slope Cundulating Cylindry Cy	Site Topography	Predominantly Flat	Sloping site.	What is cons	e? Agricult	ure 20dpha			
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Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Innerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone) Health & Safety Executive (HSE) or minimal mitigation mitigation required or mitigation required required Mitigation required Site is considered potentially significant mitigation required required Site forms part of the Green Belt. Site is considered potentially significant mitigation required required significant mitigation required required significant mitigation required required significant mitigation required required development suitable for development suitable for suitable for development development suitable for development significant mitigation required development required development significant mitigation required development development development development significant mitigation required significant mitigation required significant mitigation required significant mitigation required development significant mitigation required significant mitigati				Site Appr	aisal Conclusion				
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Flectricity Pylon (+ 10m buffer zone) Flectricity Flectric	Category 1:	Health & Safety Executive (HSE)	Medium Impact -		part of the Green Belt.		Site is considered	Site is considered	Site is not considered
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Category 1: Significant Constraints Category 2: Constraints	Site Topography	Ground Co	Constraints	Category 1: Significant Constraints	Flooding		Category 2:		Category 1: Significant Constraints	Historic En
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Predominantly Flat Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	_	Conservation Area Archaeological Site (Known & potential)	Grade I/Grade II*Listed Building/Structure Grade II Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
zero/Low Impact - no or minimal mitigation mitigation required required v Medium Impact - significant mitigation required required	✓ The site lies within a coal referral area.		required significant mitigation required required significant mitigation required required required	The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.		Zero/Low Impact - no or minimal mitigation required required Tequired Medium Impact - significant mitigation required required			Does the site have any historical or archaeological significance? Local archaeological interest.	
Potentially suitable for development.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion		Nearest local facilities at Shiney Row.		Infrastructure and Services	Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? Allotment Public Right of Way (cycleway/ footpath/bridleway) For allocated as amenity green space and outdoor sports facility	Category 2: Public Open Space/Playing Field/Play Constraints Area Natural greenspace	Cemetery / Churchyard	Category 1: Historic Park or Garden (EH List) Significant Constraints Village Green	Green Infrastructure
Site is considered suitable for development development			or minimal mitigation mitigation required	Traffic impact assessment required. Location of access subj junction spacing and road width. Multi-user route to south		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation mitigation required			The site comprises a playing field within a green infrastructure corridor.	
Site is not considered suitable for development			rign impact – significant mitigation required	Location of access subject to alti-user route to south.		High Impact – significant mitigation required			een infrastructure	



Category 1. Significant Constraints Category 2: Constraints	Topography	Ground Co	Category 2: Constraints	Flooding Category 1: Significant Constraints		Category 2: Constraints		Category 1: Significant Constraints	Historic En
COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	potential)	Grade II Listed Building/Structure Conservation Area	candidate) Grade I/Grade II*Listed Building/Structure	Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+	Environment and Culture
required witigation mitigation required	oal reterral area.		Zero/Low Impact - no or minimal mitigation mitigation required required V V V V Zero/Low Impact - no Medium Impact - mitigation required mitigation required	The site lies within a Critical Drainage Area. Low i groundwater flooding.	or minimal mitigation mitigation required			Does the site have any historical or archaeological significance? Local archaeological interest (Smithy).	
significant mitigation still required		Suit	High Impact – significant mitigation required	a. Low incidence potential of Is the requirement of Is the site requirement of Is the Is the site requirement of Is the	significant mitigation required Is the page design. fields?		Categ		Gree
still to be resolved.	How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Suitability and Deliverability		Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	(cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	Natural greenspace Allotment	Category 2: Public Open Space/Playing Field/Play Constraints Area	Category 1: Historic Park or Garden (EH List) Significant Constraints Village Green Cemetery / Churchyard	Green Infrastructure
suitable for development			Zero/Low Impact - no Moor minimal mitigation mi required required	Traffic impact assessment required. junction spacing and road width. The Newbottle, Dubmire and Hough housing development pressure whice entry school.	or minimal mitigation mi required received			Lies within a Green Infrastru	
potentially suitable for suitable for development development			Medium Impact - mitigation required High Impact - significant mitigation required	Traffic impact assessment required. Location of access subject to junction spacing and road width. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	mitigation required High impact – significant mitigation required			Green Infrastructure corridor.	



Company Comp	Historic Env	Historic Environment and Culture		0	Green Infrastructure		
and concept in Authority of Controller Novel Co	Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological sign No.		<i>S</i>	Site is connected to a Green Infrastruidentified to have specific natural gre	ucture corridor, and has beenspace/biodiversity values
General Location Science Control (Control (Contr		World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard		
Content Little facility Content		Grade I/Grade II*Listed Building/Structure		0.0			
Controlled Scriptors Asia Controlled Asia Co	Category 2:	Grade II Listed Building/Structure			Natural greenspace		
Extracted participation of Extraction in Ext		Conservation Area			Allotment		
Proof and Zone 36 Franctional Legislation Cittled Drainage Area and Source Projection Zone. Important Content of Source Projection Zone. Important Content C		Archaeological Site (Known & potential)	Medium Impact - mitigation required	High Impact – significant mitigation required	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	
Floration Flor			<				
Flood lets and a 30 findings Lets within a Critical Drinings A rea and Source Protection Zone, In the exact pack for all a control of groundworter flooding, Lets water and awarelys capacity for state Flooding control of groundworter flooding, Lets water and awarelys capacity for state Flooding control of groundworter flooding, Lets water and awarelys capacity for state Flooding control of groundworter flooding, Lets water and awarelys capacity for state Flooding control of groundworter flooding, Lets water and awarelys capacity for state Flooding control of groundworter flooding, Lets water and awarelys capacity for state Flooding control of groundworter flooding, Lets water and awarelys capacity for state Flooding control of groundworter flooding, Lets water and awarelys capacity for state Flooding control of groundworter flooding, Lets water and awarelys capacity for state Flooding control of groundworter flooding, Lets water and awarelys capacity for state Flooding control of groundworter flooding, Lets water and awarelys capacity for state Flooding control of groundworter flooding, Lets water and awarelys capacity for state Flooding control of groundworter flooding, Lets water and awarelys capacity for state Flooding control of groundworter flooding, Lets water and awarelys capacity for state Flooding control of groundworter flooding, Lets water and awarelys capacity for state properties Flooding control of groundworter flooding, Lets water and swater state properties Flooding control of groundworter flooding, Lets water and swater state properties Flooding control of groundworter flooding, Lets water and swater state flooding control of groundworter flooding, Lets water and swater Flooding control of groundworter flooding, Lets water and swater Lets water and	Flooding	_		=	frastructure and Services		
Flood field, Zee 2 (Annual Politics) Conditions. 8. Contamination Predomination Predomination Service (Annual Politics) Conditions. 8. Contamination Predomination Service (Annual Politics) Conditions. 8. Contamination Predomination Service (Annual Politics) Conditions. 8. Contamination Predomination Service (Annual Politics) Contamination Service (Annual Politics) Contamination Predomination Service (Annual Politics) Contamination	Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Lies within a Critical Drainage Area and Source Pro Medium incidence potential of groundwater flood	tion Zone.	there road capacity for site traffic generation? there water and sewerage capacity for site guirements?		eroads. Car parking provisi Pumping station nearby.
Recol lists Zone 2 Managism Contamination		Flood Risk Zone 3A (High Vulnerability)		C IC Si	there education/community/health facility capacity for requirements? hat is the broad accessibility of the site to local road netwical shopping services, public transport, education and immunity opportunities?	ork,	
Surface Vature Flooding - % stand flooding - % stan	Category 2: Constraints	ne 2(Medium Flooding	Medium Impact - mitigation required	High Impact – significant mitigation required		Impact - no I mitigation	
Surface Water Flooding - % of land Surface Water Fl		Surface Water Flooding – % of land within 1 in 30 incidence (high)					
Suitablify and Deliverability Source Protection Zone Conditions & Contamination Flat Contamination Conditions & Contamination Flat Contamination Conditions & Contamination Flat Contamination Contami		Surface Water Flooding – % of land within 1 in 100 incidence (medium)	<			<	
Source Protection Zone Conditions & Contamination Conditions & Conta							
Conditions & Contamination V Predominantly Flat V Gentle Slope Industrial Safety Executive (HSE) CONAH Development Proximity or Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Lagacy (quarries and coal being) Minerals Lagacy (quarries and coal being) Minerals Safeguarded Area Minerals Lagacy (quarries and coal being condition with land within the Coalfield sub-area, therefore it should be provided from development Minerals Lagacy (quarries and coal being condition) M							
Predominantly Flat V Gentle Slope Gentle Slo	Ground Cor	nditions & Contamination		S	uitability and Deliverability		
Gentile Slope Steep Slope COMAH Development Proximity or Impact - COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal High Voltage electricity line(+10m buffer zone) Minerals Safeguarded Area High Impact - Site is a Proposed Local Wildlife Site and is in required for retention as employment use through the EIR, there is forecast to be a slight oversupply of employment land within the Coalfield sub-area, therefore it should be protected from development as a Local Wildlife Site. High Impact - Site is a Proposed Local Wildlife Site and is in fevulred for retention as employment use through the EIR, there is forecast to be a slight oversupply of employment land within the Coalfield sub-area, therefore it should be protected from development as a Local Wildlife Site.	Site Topography		No significant issues identified.	I S	9?	nt	
Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Inner Is Landfill sites, Contaminated land mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) Site Sconsidered Site is considered significant mitigation mitigation required required significant mitigation for retention as employment use through the ELR, there is forecast to be a slight oversupply of employment land within the Coalfield sub-area, therefore it should be protected from development as a Local Wildlife Site and is in suitable for potentially for required development development development suitable for potentially for required employment land within the Coalfield sub-area, therefore it should be protected from development as a Local Wildlife Site and is in suitable for potentially for required development development development development as a Local Wildlife Site and is in suitable for potentially for required for retention as employment use through the ELR, there is forecast to be a slight oversupply of employment land within the Coalfield sub-area, therefore it should be protected from development as a Local Wildlife Site and is in suitable for potentially for required development development development as a Local Wildlife Site and is in suitable for potentially for required for retention as employment use through the ELR, there is forecast to be a slight oversupply of employment as a Local Wildlife Site and is in suitable for potentially for required development development development as a Local Wildlife Site and is in suitable for potentially for required and as a Local Wildlife Site and is in suitable for potentially for required and site is considered and development and site is a Proposed Local Wildlife Site is a Propose		Gentle Slope		T=1	w many jobs could the site provide for?		
Health & Safety Executive (HSE) COMAH Development Proximity or Coman Impact - normal mitigation Coman Impact - ormal mitigation Coman Impact - ormal mitigation Coman Impact - significant mitigation Coman Impact - sign		Steep Slope		S	te Appraisal Conclusion		
Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Inner Zone HSE COMAH Middle or Outer Zone Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Fequired For retention as employment use through the ELR, there is forecast to be a slight oversupply of employment land within the Coalfield sub-area, therefore it should be protected from development as a Local Wildlife Site. Figh Voltage electricity line(+10m buffer zone) Fequired	Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	Medium Impact -		te is a Proposed Local Wildlife Site and is in		
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Mifer zone) HSE COMAH Middle or Outer Zone there is forecast to be a slight oversupply of employment land within the Coalfield sub-area, therefore it should be protected from development as a Local Wildlife Site.	Constraints	Electricity Pylon (+ 10m buffer zone)			vourable condition. Whilst the site is identific	development	
Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Category 2:	HSE COMAH Middle or Outer Zone		t	ere is forecast to be a slight oversupply of		
(+10m	Constraints	Landfill sites, Contaminated land Minerals Legacy (quarries and coal	<	± 0	nployment land within the Coalfield sub-area,		<
High Voltage electricity line(+10m buffer zone)		mining) Minerals Safeguarded Area		a) e	a Local Wildlife Site.		
		High Voltage electricity line(+10m					

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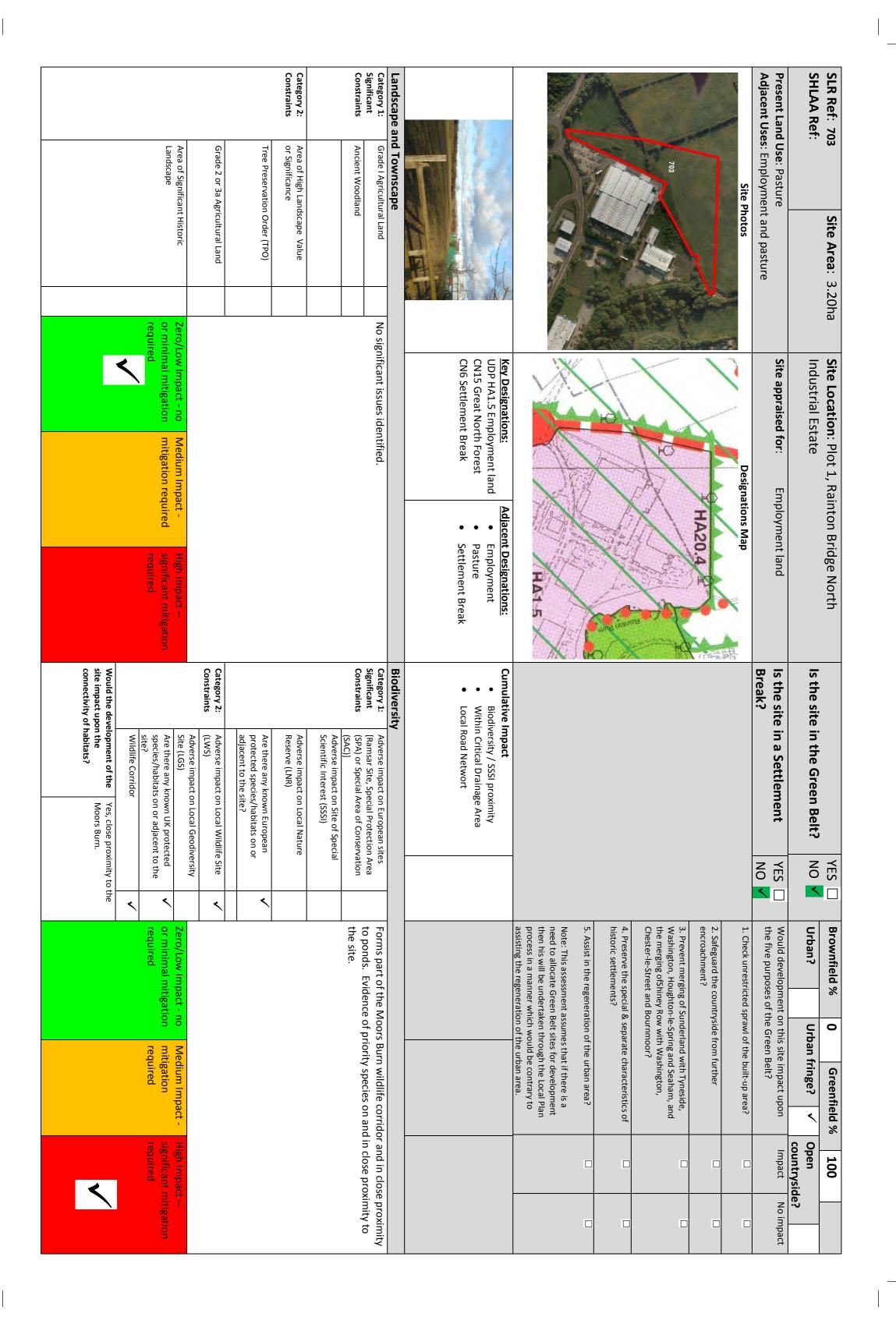
Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor
Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity
Are there any known European protected species/habitats on or adjacent to the site?
Adverse impact on Local Nature Reserve (LNR)
Adverse impact on Site of Special Scientific Interest (SSSI)
Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]
_
tive Impact Within Critical Drainage Area Local Road Network
The site's lirespan as an active landfill site is uncertain and has been put forward as a future business park.
Limestone Escarpment. The site bounds Houghton Hill, Cut and Scarp Local Wildlife Site, which is in part protected due to its limestone rock exposures.
plays a major role in relation to the strategic green infrastructure corridor and landscape of the
Green Belt Separation This Field provides an active waste site, but also
a Settlement YES NO
Is the site in the Green Belt? NO
YES

Historic Env	Historic Environment and Culture Category 1: Scheduled Ancient Monument	Does the site have any historical or archaeological significance?	mition of	Green Infrastructure	Historic Park or Garden (sulist)	The site forms an important part of a stratogic Gl corridor
Significant Constraints	(+ 50m buffer zone if not designated)	Local archaeological interest.			Village Green	
	World Heritage Site & Setting (+ candidate)				Cemetery / Churchyard	
	Grade I/Grade II*Listed Building/Structure			Category 2: Constraints	Public Open Space/Playing Field/Play Area	
Category 2: Constraints	Grade II Listed Building/Structure				Natural greenspace	
	Conservation Area				Allotment	
	Archaeological Site (Known & potential)	Zero/Low Impact - no	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required
		•		Is the proposed development site designated as open space or playing fields?	elopment site Yes, allocated as space or playing amenity green space	-
Flooding				Infrastructure and Services	and Services	
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Source Protection Zone and is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.		Is there road capaci Is there water and s requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Access with A182 Newbottle Street constrained. Traffic impact assessment required. Highway improvements required comprising roundabout / signalised junction. Car parking provision and servicing
	Flood Risk Zone 3A (High Vulnerability)		ı	Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Zero/Low Impact - no Medium Impact - loor minimal mitigation mitigation required	High Impact – significant mitigation			Zero/Low Impact - no or minimal mitigation
	Groundwater Flooding 🗸	000	required			required
	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land <5%					
	within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area		<			
	Source Protection Zone					
Ground Cor	Ground Conditions & Contamination			Suitability and Deliverability	Deliverability	
Site Topography	Predominantly Flat	Quarry site- plateau with steep cliffs sides. Landfil	Landfill / waste site.	What is considered suitable on the sit How many homes could be provided?	What is considered suitable on the site? Employment How many homes could be provided?	
	Gentle Slope			How many jobs cou	How many jobs could the site provide for?	
	Steep Slope			Site Appraisal Conclusion	Conclusion	
Category 1:		Modium Impact			blo for development if a number of	ĺ
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone	/ Impact - no Medium Impact - mitigation required	act – it mitigation	Potentially suita significant const	Potentially suitable for development if a number of significant constraints can be overcome.	Sit
	Electricity Pylon (+ 10m buffer zone)	required	required			development
Category 2: Constraints	Landfill sites, Contaminated land		<			
	Minerals Legacy (quarries and coal mining)					
	Minerals Safeguarded Area High Voltage electricity line(+10m					
	buffer zone)					

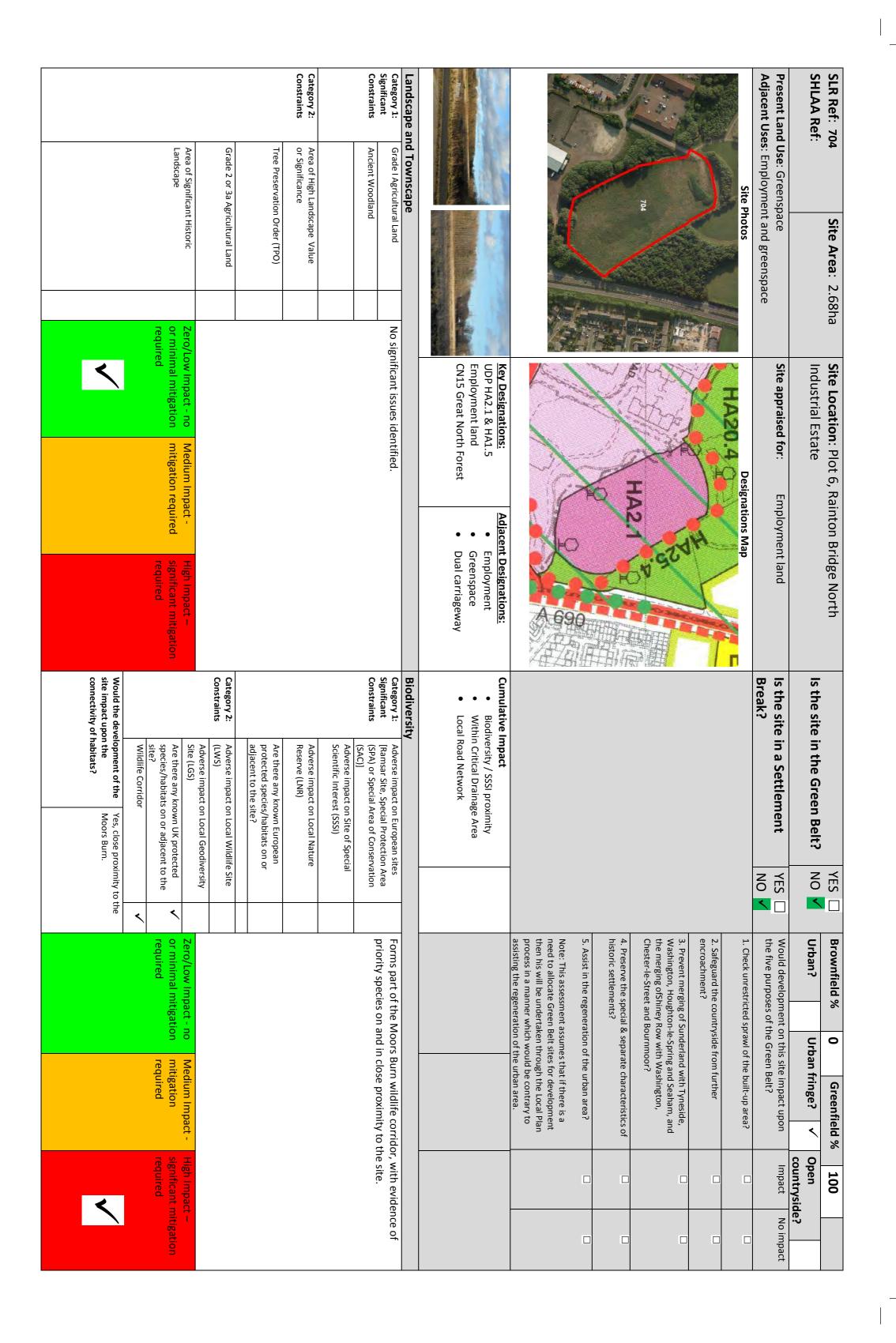
								Category 2: Constraints		Significant Constraints	Category 1:	Landscape an									Present Land Use: Adjacent Uses: Em	SHLAA Ret:	SLR Ref: 702
				Landscape	Area of Significant Historic	Grade 2 or 3a Agric	Tree Preservation Order (TPO)	Area of High Landscape or Significance		Ancient Woodland	Category 1: Grade Agricultural Land	d Townscape						702		Site Photos			
					Historic	3a Agricultural Land	order (TPO)	ape Value			Land			Control of the last						otos	Vacant employment land ployment, residential		Site Area: 0.1
		<	ָ מ מ	or minimal mitigation	Zero/Low Impact - no						Lies adjacer		UDP	Кеу								EST	0.15ha Sit
											Lies adjacent to an area of higher landscape quality.		HA1.4 Employment	Key Designations:			Í	1			Site appraised for:	Estate, Houghton-le-Sprin	Site Location: Plot 4,
				mitigation required	Medium Impact -						igher landscape c	_		Adjac			ulstrial	farket)		Designations Map	Employ	n-le-spring	ot 4, Market
				significant mitigation	High Impact						quality.		Employment Residential	djacent Designations:			Estate	Place		Мар	ployment land		Market Place Industrial
con	Wor			nitigation	ı	Cat				Sign Con	Cato	Bio									ls t	IS	
connectivity of habitats?	Would the development of the site impact upon the	Wild	speci site?	> 5	Adverse ii Site (LGS)	Category 2: Advers Constraints (LWS)	Are t prota adjao	Adve Rese	Adve Scier	Significant [Ramsa (SPA) o (SAC)]	:	Riodiversity	 Within Critical Drain Local Road Network 	Cumulative Issues							Is the site in a Break?	the site in tr	
ts?	nt of the	Wildlife Corridor	species/habitats on or adjacent to the site?	horo any known IIV pr	Adverse impact on Local Geodiversity Site (LGS)	Adverse impact on Local Wildlife Site (LWS)	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	Adverse impact on European sites		Within Critical Drainage Area Local Road Network								Settlement	Is the site in the Green Belt?	
	_	4	cent to the	2	odiversity	ildlife Site	ean on or	iture	pecial	tion Area Iservation	ın sites	-									YES	Z	YES
	•	<	יר יר יר	or minimal mitigation	Zero/Low Impact - no					area.	Lies adjacent t				Note: This assess need to allocate of then his will be uprocess in a man assisting the rege	5. Assist in the re	4. Preserve the speci- historic settlements?	3. Prevent mergin Washington, Hou the merging ofSh Chester-le-Street	2. Safeguard the encroachment?	1. Check unrestri	Would develop	Urban?	Brownfield %
			i chair ch								to a wildlife corri	-			Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	regeneration of the urban area?	<u>a</u>	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	Safeguard the countryside from further encroachment?	 Check unrestricted sprawl of the built-up area? 	Would development on this site impact upon the five purposes of the Green Belt?	✓ Urban fringe?	6 100
			2	mitigation	Medium Impact -						idor. Priority sp				if there is a development the Local Plan contrary to an area.	rban area?	& separate characteristics of	ith Tyneside, d Seaham, and hington,	ırther	wilt-up area?	impact upon elt?	ringe?	Greenfield %
				significant mitigation	High Impact -						Lies adjacent to a wildlife corridor. Priority species are known in the										Impact No	Open countryside?	0
				atic							in t										No impact		

Historic Env	Historic Environment and Culture Category 1: Scheduled Ancient Monument	Does the site have any historical or archaeological significance?	ll significance?	Green Infrastructure Category 1: Historic Park or Garden (EH List)	Garden (EH List)	No significant issues identified.	≓
Category 1: Significant Constraints	(+ 50m buffer zone if not designated)	Partly within the historic village boundary of Houghton.	hton.		, Garden (EH List)	Nos	ignincant issues idei
	World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard	urchyard		
	Grade I/Grade II*Listed Building/Structure			Category 2: Public Open Spar Constraints Area	Public Open Space/Playing Field/Play Area		
Category 2:	Grade II Listed Building/Structure			Natural greenspace	эсе		
	Conservation Area			Allotment			
	Archaeological Site (Known & potential)	✓ Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	High Impact – significant mitigation required	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	May h/bridleway) Icture corridor		Zero/Low Impact - no or minimal mitigation required
		<		Is the proposed development site designated as open space or playing fields?			
Flooding				Infrastructure and Services			
	Flood Risk Zone 3B (Functional Floodplain)	The site falls within a Critical Drainage Area and is subject to lower incidence groundwater flooding.	nd is subject to lower	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	generation? y for site		Constrained access for HGVS. Constrained access for HGVS. Constrained access for HGVS. Constrained access for HGVS.
	Flood Risk Zone 3A (High Vulnerability)			Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	th facility capacity for site to local road networt, education and	ork,	ork,
	Flood Risk Zone 2(Medium Vulnerability)	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	High Impact – significant mitigation				Zero/Low Impact - no or minimal mitigation
	Groundwater Flooding		required			_	required
	Surface Water Flooding – % of land within 1 in 30 incidence (high)					_	
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)					_	
	Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	•					
Ground Co	Source Protection Zone Ground Conditions & Contamination			Suitability and Deliverability	ty		ı
Site	Predominantly Flat	✓ No significant issues identified.		What is considered suitable on the site?	ite? Employment	ment	ment
Topography	Gentle Slone			How many homes could be provided? How many inhs could the site provide for?	e for?		
	Undulating			Site Appraisal Conclusion	-		
	Steep Slope			Site Appraisal Conclusion			
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	High Impact — significant mitigation	Existing employment allocation which forms part of industrial estate. ELR recommends retention for	ent allocation which forms part ELR recommends retention for	t of	t of Site is considered suitable for
Constraints	Inner Zone Electricity Pylon (+ 10m buffer zone)		required	•			development
Category 2:	HSE COMAH Middle or Outer Zone						
Constraints	Landfill sites, Contaminated land						<
	mining)	<					
	Minerals Safeguarded Area High Voltage electricity line(±10m)						
	buffer zone)						

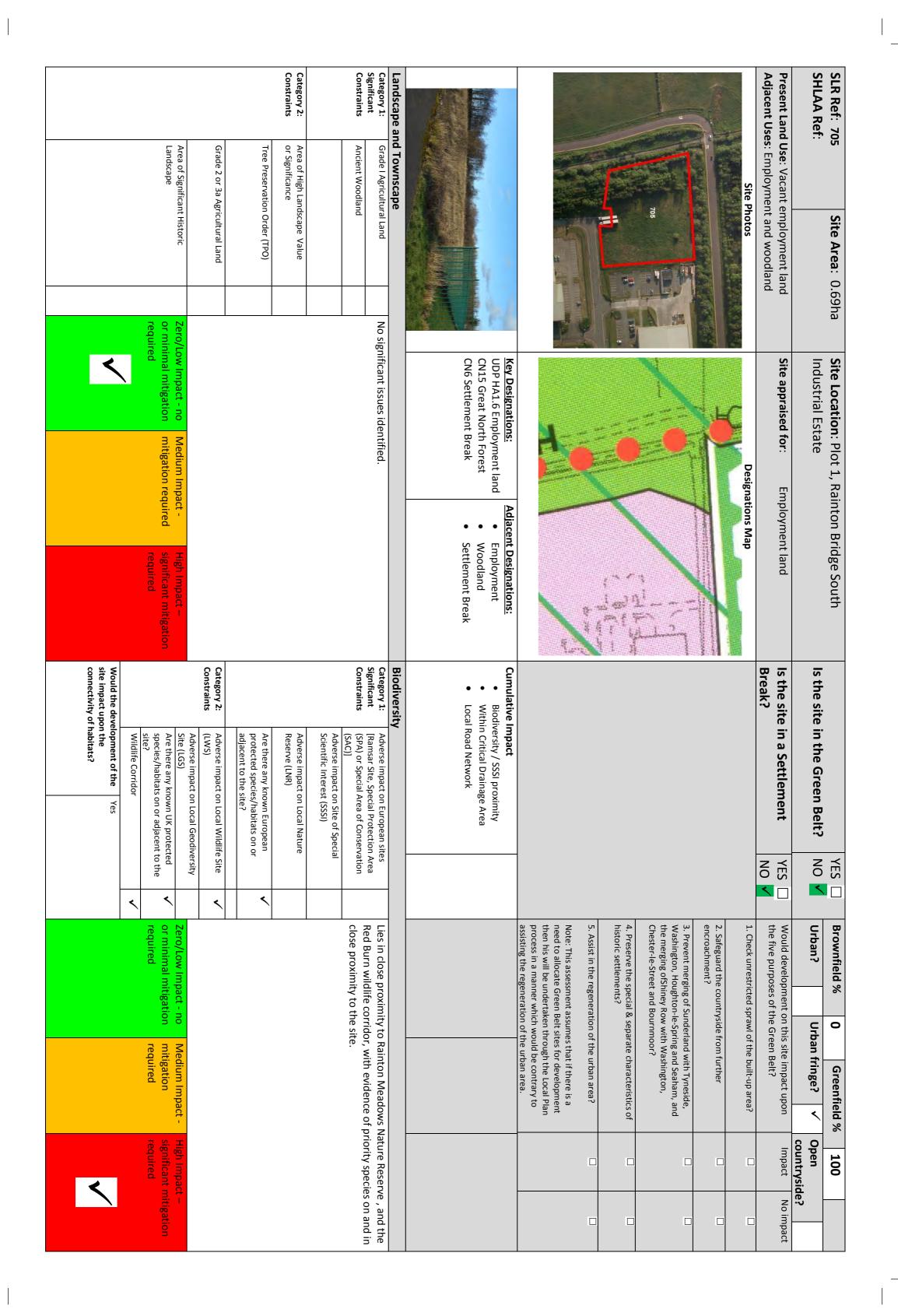
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Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints		Does the site have any historical or archaeological significance? Local archaeological interest.	ignificance?	Category 1: Significant Constraints	Historic Park or Garden (EH List) Village Green	Forms part of the Green Infrastructure Corridor between Chilton Moor and Houghton-le-Spring.	Infrastruspring.
World Heritage Site & Setting (+ candidate)					Cemetery / Churchyard		
Grade I/Grade II*Listed Building/Structure				Category 2:	Public Open Space/Playing Field/Play Area		
Category 2: Grade II Listed Building/Structure					Natural greenspace		
Conservation Area					Allotment		
Archaeological Site (Known & potential)	√ Z	Zero/Low Impact - no or minimal mitigation mitigation required required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
		<		Is the proposed development site designated as open space or playing fields?	velopment site No.		
Flooding	-			Infrastructure and Services	and Services		
Category 1:Flood Risk Zone 3B (FunctionalSignificantFloodplain)ConstraintsFloodplain	9 1 1	The site lies within a Critical Drainage Area and is subject in parts to 1:30 incidence surface water flooding. Lower incidence potential of	rea and is subject in parts to Lower incidence potential of	Is there road capac Is there water and requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Traffic impact assessment required. Access from Phoenix Way. No access from Rye Hill roundabout. Central Route to west of site with	nt required. Access from Phoenix Way. No ndabout. Central Route to west of site with
Flood Risk Zone 3A (High Vulnerability)	0	Q		Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	use.	0
Category 2: Flood Risk Zone 2(Medium Constraints Vulnerability)	N	Zero/Low Impact - no Medium Impact -	High Impact —			Zero/Low Impact - no	Medium Impact -
	4		required			_	required
Surface Water Flooding – % of land within 1 in 30 incidence (high)	<5%						
Surface Water Flooding – % of land within 1 in 100 incidence (medium)	<5%		\ \ 				
Surface Water Flooding – % of land within 1 in 1000 incidence (less)	5%		•				
Critical Drainage Area	<						
Source Protection Zone							
Ground Conditions & Contamination				Suitability and	Suitability and Deliverability		
Site Predominantly Flat Topography	<u> </u>	Landfill / waste site. The site lies within a Coal R	a Coal Referral Area.	What is considered	What is considered suitable on the site? Employment How many homes could be provided?		
Gentle Slope				How many jobs cou	How many jobs could the site provide for?		
Undulating				Site Appraisal Conclusion	Conclusion		
				Site Applaisa	Conclusion		
••			High Impact –	Employment La		Site is considered	Site is considered
Constraints Inner Zone		or minimal mitigation mitigation required	significant mitigation	employment use.	e. Could be brought forward for	suitable for	potentially
		required	required	development si	development subject to some mitigation.	development	suitable for development
Constraints HSE COMAH Middle or Outer Zone Constraints Landfill sites, Contaminated land	•						
	<						
mining) Minerals Safeguarded Area							
High Voltage electricity line(+10m							



Seguidada Visibility and Designation (Ma. Contractors) Contractors (Marcines of Science Scie	Historic Env Category 1:	Historic Environment and Culture Category 1: Scheduled Ancient Monument
Grade Florad Fl	straints	Company to the state of the sta
Grade (Visade Initiated Maiding/Structure Education Inspect - 10 Medium Impact - 10 Mediu		World Heritage Site & Setting (+ candidate)
Grade I Lisked Building/Structure Conservation Area Archaeological Ste (Now in & Zero/Low Impact - no mitigation required Medium Impact - no mitigation required Medium Impact - no mitigation required Medium Impact - no mitigation required		Grade I/Grade II*Listed Building/Structure
Conservation Area Conservation Area Conservation Area Constitution Reduced Flood Risk Zone 3B (Functional Fooding Active Ac	Category 2: Constraints	Grade II Listed Building/Structure
Archaeological Site (Known & Zero/Low Impact - no potential) Rood Risk Zone 38 (Functional Flooding - Set functional Willings) The site lies within a Critical Drainage Area and is subject in parts to groundwater flooding. Lower incidence potential of groundwater flooding.		Conservation Area
Report Risk Zone 38 (Functional Flooding State) The site lies within a Critical Drainage Area and is subject in parts to 1:30 incidence surface water flooding. Lower incidence potential of groundwater flooding. Lower incidence potential of groundwater flooding. Lower incidence potential of groundwater flooding. Singlificant mitigation within 1 in 200 incidence (helph) Singlificant mitigation within 1 incide		Archaeological Site (Known & potential)
Flood Bisk Zone 3B (Functional Floodplain) Flood Bisk Zone 3A (High) Vulnerability) Flood Bisk Zone 2(Medium Vulnerability) Flood Bisk Zone 2(Medium Vulnerability) Flood Bisk Zone 2(Medium Vulnerability) Vulnerability) Flood Bisk Zone 2 (Medium Vulnerability) Vulnerability) Flood Bisk Zone 3 (High) Vulnerability) Vulnerability) Flood Bisk Zone 3 (High) Vulnerability) Vulnerability) Flood Bisk Zone 3 (High) Vulnerability Flood Bisk Zone 3 (High) Flood B		
Flood Risk Zone 38 (Functional Flooding Lower incidence potential of 1:30 incidence surface water flooding. Lower incidence potential of 1:30 incidence surface water flooding. Lower incidence potential of 1:30 incidence surface water flooding. Lower incidence potential of 1:30 incidence surface water flooding. Lower incidence potential of 1:30 incidence surface water flooding. Lower incidence potential of 1:30 incidence surface water flooding. Lower incidence potential of 1:30 incidence surface water flooding. Lower incidence potential of 1:30 incidence surface water flooding. Lower incidence potential of 1:30 incidence surface water flooding. Lower incidence potential of 1:30 incidence surface water flooding. Lower incidence potential of 1:30 incidence surface water flooding. Lower incidence potential of 1:30 incidence surface water flooding. Lower incidence potential of 1:30 incidence surface water flooding. Lower incidence potential of 1:30 incidence surface water flooding. Lower incidence potential of 1:30 incidence surface water flooding. Lower incidence potential of 2:30 incidence surface water flooding. Lower incidence potential of 1:30 incidence surface water flooding. Lower incidence potential of 2:30 incidence surface water flooding. Lower incidence potential of 1:30 incidence surface water flooding. Lower incidence potential of 2:30 incidence surface water flooding. Lower incidence potential of 2:30 incidence surface water flooding. Lower incidence potential of 1:30 incidence surface water flooding. Lower incidence potential of 1:30 incidence surface water flooding. Lower incidence potential of 1:30 incidence surface water flooding. Lower incidenc	Flooding	
Flood Risk Zone 2A (High vulnerability) Flood Risk Zone 2(Medium vulnerability) Former Sewage Works site.	Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)
Flood Risk Zone 2(Medium unpact - no vining all impact - no vining all impact - no vining all impact - significant mitigation required surface Water Flooding - % of land within 1 in 30 incidence (ligh)		he
Surface Water Flooding — % of land within 1 in 30 incidence (high) Surface Water Flooding — % of land within 1 in 100 incidence (less) Surface Water Flooding — % of land within 1 in 100 incidence (less) Surface Water Flooding — % of land within 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone Conditions & Contamination Predominantly Flat COMAH Development Proximity or Inner Zone Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Impact — significant mitigation required required Minerals Safeguarded Area High Impact — significant mitigation required required Former Sewage Works site.	Category 2: Constraints	ne 2(Medium Flooding
Surface Water Flooding – % of land within 1 in 100 incidence (nedium) Surface Water Flooding – % of land within 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone Predominantly Flat Predominantly Flat Predominantly Flat Former Sewage Works site. Figh Impact – Significant mitigation mitigation required required required Figh Impact – Significant mitigation required significant mitigation s		fland
Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Former Sewage Works site. Predominantly Flat Gentle Slope Undulating Steep Slope Hash & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Hash Comonal Legacy (quarries and coal mining) Minerals Landfill sites, Contaminated land Minerals Safeguarded Area Hash Voltage electricity line(+10m Minerals Safeguarded Area Hash Voltage electricity line(+10m		
Conditions & Contamination Predominantly Flat Predominantly Flat		and
Conditions & Contamination Predominantly Flat V Gentle Slope Undulating Steep Slope COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Safeguarded Area High Voltage electricity line(+10m High Voltage electricity line(+10m High Voltage electricity line(+10m		Source Protection Zone
Predominantly Flat Predominantly Flat Former Sewage Works site. Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Safeguarded Area High Voltage electricity line(+10m Minerals Safeguarded Area High Voltage electricity line(+10m Minerals Safeguarded Area High Voltage electricity line(+10m	Ground Con	ditions & Contamination
Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m Minerals Safeguarded Area High Voltage electricity line(+10m	Site Topography	
Steep Slope Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m Medium Impact - mitigation mitigation required required Medium Impact - mitigation required required Mitigation required required Figh Impact - significant mitigation required required		Gentle Slope
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m Medium Impact - significant mitigation required required Medium Impact - significant mitigation required required Mitigation required required Mitigation required required		Undulating Steen Slone
COMAH Development Proximity or Inner Zone Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m http://www.impace.in.org/initigation mitigation required requir	Category 1:	Steep Stope Health & Safety Executive (HSF)
Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m land) Ruffer Topic (10m land) Minerals Safeguarded Area	Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m		Electricity Pylon (+ 10m buffer zone)
s Legacy (quarries and coal s Safeguarded Area lltage electricity line(+10m	Category 2: Constraints	
Minerals Safeguarded Area High Voltage electricity line(+10m		Minerals Legacy (quarries and coal
hufferson		Minerals Safeguarded Area High Voltage electricity line(+10m



Historic Env	Historic Environment and Culture			Green Infrastructure	ucture	- -		
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? Local archaeological interest.	gnificance?	Category 1: Significant Constraints	Historic Park or Garden (EH LIST) Village Green		Lies close to the Green Infrastructure Corridor between Chilton Moor and Rainton Bridge.	าfrastructure Corr ๋ะ.
	World Heritage Site & Setting (+ candidate)				Cemetery / Churchyard			
	Grade I/Grade II*Listed Building/Structure			Category 2: Constraints	Public Open Space/Playing Field/Play Area			
Category 2: Constraints	Grade II Listed Building/Structure				Natural greenspace			
	Conservation Area				Allotment			
	Archaeological Site (Known & potential)	Zero/Low Impact - no	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Ze or re	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
		<		Is the proposed development site designated as open space or playing fields?	velopment site No.			<
Flooding				Infrastructure and Services	and Services			
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Critical Drainage Area and is subject to medium incidence groundwater flooding.	subject to medium	Is there road capac Is there water and requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	✓ Tr	Traffic impact assessment required. Access from Gadwall Road. Car parking provision and servicing subject to end use. HGV parking.	nt required. Acc rvicing subject t
	Flood Risk Zone 3A (High Vulnerability)			Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	twork,		
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no	High Impact – significant mitigation required			Ze or re	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
	Surface Water Flooding – % of land within 1 in 30 incidence (high)							
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	<						<
	within 1 in 1000 incidence (less)					_		
	Critical Drainage Area Source Protection Zone							
Ground Cor	Ground Conditions & Contamination			Suitability and	Suitability and Deliverability			
Site Topography	Predominantly Flat	No significant issues identified.		What is considered How many homes	What is considered suitable on the site? Employment How many homes could be provided?	nent		
	Gentle Slope			How many jobs co	How many jobs could the site provide for?			
	Steep Slope			Site Appraisal Conclusion	Conclusion			
Catorony 1:	Steep Slope			The mediculation	the site is suggestly all posted for			C:+0::0000:12
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	High Impact — significant mitigation	The majority of employment us	The majority of the site is currently allocated for employment use. ELR recommends retention for	악 각	Site is considered suitable for	Site is considered potentially
	Electricity Pylon (+ 10m buffer zone)	required	required	employment us	employment use. Subject to appropriate mitigation.	ation.	development	suitable for development
Category 2:	HSE COMAH Middle or Outer Zone							\
Constraints	Landfill sites, Contaminated land	<						<
	mining)					_		
	Minerals Safeguarded Area							
	buffer zone)							

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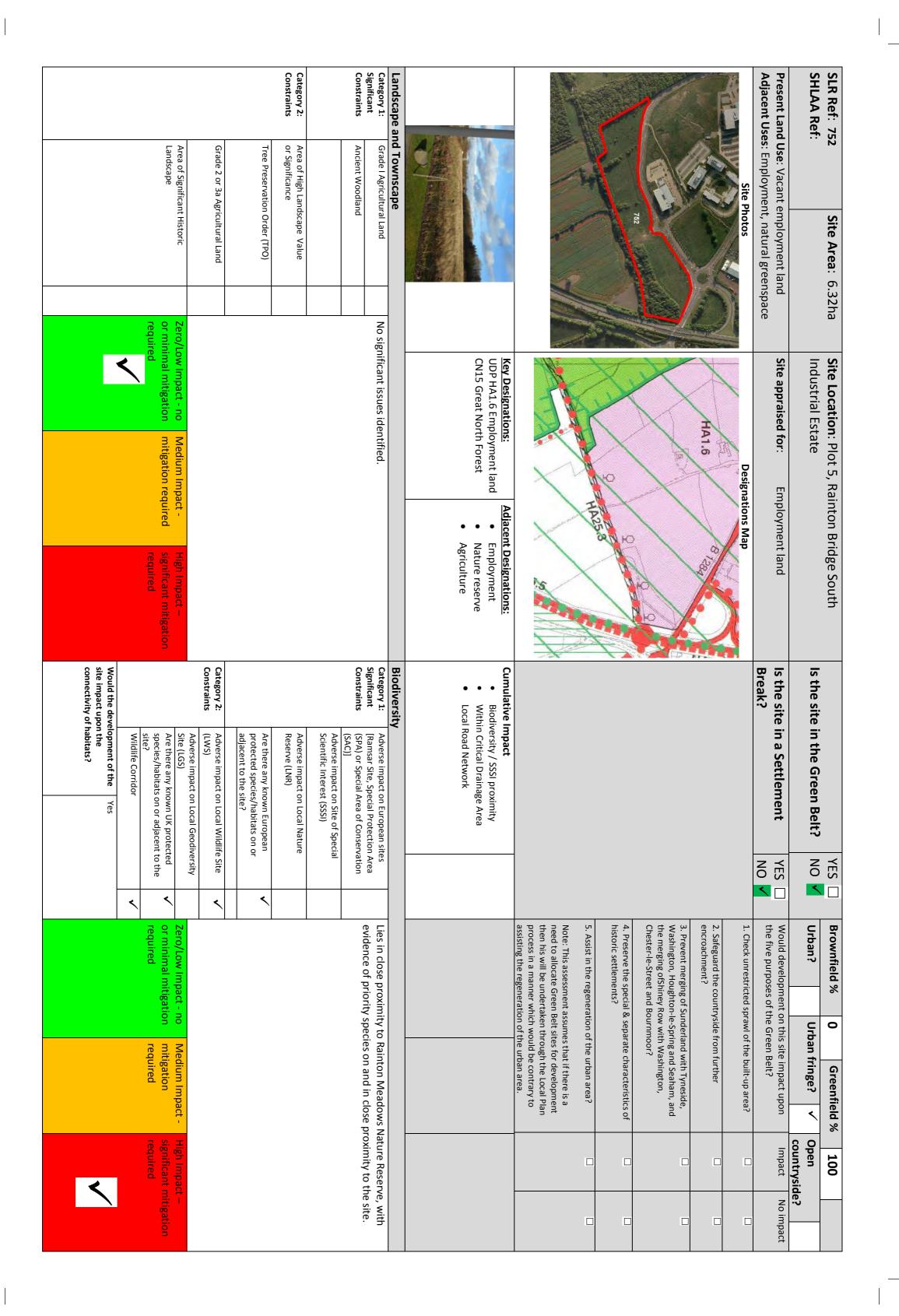
						Category 2: Constraints		Significant Constraints	Category 1:	Landscape							Present Land Adjacent Us		SIR Ref: 7
		Landscape	Area of Significant	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape or Significance		Ancient Woodland	Category 1: Grade Agricultural Land	nd Townscape				706		Site Photos	Present Land Use: Vacant employment Adjacent Uses: Employment	.: 6	706
		2.13.60	Hictoric	icultural Land	Order (TPO)	scape Value		3	al Land							notos	mployment land t	בולה לו המי די	Site Area: 1 78ha
		or minim; required	7050/101						No signifi		0 C 🗷								
		or minimal mitigation n							No significant issues identified		Key Designations: UDP HA1.6 Employment land CN15 Great North Forest			T	T Many		Site appraised for:	Industrial Estate	Site Location: Plot 4
		mitigation required	Anding Impact						ified.	_	Ac					Designations Map		te	Plot 4 Rainto
											 jacent Designations: Employment 			70 70 80 80		ns Map	Employment land		Rainton Bridge South
		significant mitigation required		_															ith
Woul			5	, B				റഗ	$\Omega \mid \mathbf{D}$	\mathbf{z}							B 2	S	
d the develop mpact upon th ectivity of hab	⊗ sit	sp Ar	Ac Site		a pr Pr	Ac Re	Ac Sc	Significant [R Constraints (S) (S)		indiversity	• Biodivers • Within C • Local Roa						Is the site in Break?	the site in	
Would the development of the Yes site impact upon the connectivity of habitats?	site? Wildlife Corridor	Are there any known UK prote species/habitats on or adjacer			Are there any known Europea protected species/habitats on adjacent to the site?	Adverse impact on Local Natu Reserve (LNR)	Adverse impact on Site of Sper Scientific Interest (SSSI)	T		indiversity	 Cumulative Impact Biodiversity / SSSI proximity Within Critical Drainage Area Local Road Network 						the site in a Settlement reak?	Is the site in the Green Belt?	
ent of the ats?	site? Wildlife Corridor	Are there any known UK protected species/habitats on or adjacent to the			Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	T		indiversity	 umulative Impact Biodiversity / SSSI proximity Within Critical Drainage Area Local Road Network 						ite in a		YES
ent of the ats?	<	<	Adverse impact on Local Geodiversity	Adverse impact on Local Wildlife Site		Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	Adverse impact on European sites Lies in close	indiversity	' SSSI proximity al Drainage Area etwork	Note: This assessment: need to allocate Green then his will be underta process in a manner wl assisting the regenerat	4. Preserve the special historic settlements? 5. Assist in the regener.	3. Prevent merging of S Washington, Houghton the merging ofShiney R Chester-le-Street and B	2. Safeguard the count encroachment?		ite in a Settlement YES □ NO ✓	NO Vurban?	YFS
ent of the ats?	<	or minimal mitigation required	Adverse impact on Local Geodiversity Site (LGS)	Adverse impact on Local Wildlife Site		Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	Adverse impact on European sites Lies in close	iodiversity	' SSSI proximity al Drainage Area etwork	Note: This assessment assumes that if ther need to allocate Green Belt sites for development then his will be undertaken through the Lopmocess in a manner which would be contraded assisting the regeneration of the urban are:	Preserve the storic settlem Assist in the I	3. Prevent merging of Sunderland with Tyn Washington, Houghton-le-Spring and Seah: the merging of Shiney Row with Washington Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?		ite in a Settlement YES □ NO ✓	NO Vurban? Urban fr	Brownfield % 0
ent of the ats?	<	✓ or minimal mitigation mitigation required required	Adverse impact on Local Geodiversity Site (LGS)	Adverse impact on Local Wildlife Site		Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	Adverse impact on European sites Lies in close	iodiversity	' SSSI proximity al Drainage Area etwork	Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special & separate characteristics of historic settlements?5. Assist in the regeneration of the urban area?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	ite in a Settlement VES Would development on this site impact upon the five purposes of the Green Belt?	NO Vurban? Urban fringe? V	Brownfield % 0 Greenfield %
ent of the ats?	<	or minimal mitigation required	Adverse impact on Local Geodiversity Site (LGS)	Adverse impact on Local Wildlife Site		Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	Adverse impact on European sites	iodiversity	' SSSI proximity al Drainage Area etwork	Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	Preserve the storic settlem Assist in the I	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further		ite in a Settlement VES Would development on this site impact upon the five purposes of the Green Belt?	NO V Urban? Urban fringe? V Op	Brownfield % 0

Historic Env Category 1: Significant Constraints	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate)	Does the site have any historical or archaeological significance? Local archaeological interest.	Green Infrastructure Category 1: Significant Constraints Village (sto	ucture Historic Park or Garden (ЕН Ust) Village Green Cemetery / Churchyard	re pric Park or Garden (ЕН List) Ro significant issues identified. ge Green etery / Churchyard
	Grade I/Grade II*Listed Building/Structure		Category 2: Publi Constraints Area	Public Open Space/Playing Field/Play Area	1	
Category 2: Constraints	Grade II Listed Building/Structure		Na	Natural greenspace		
	Conservation Area		A	Allotment		
	Archaeological Site (Known & ✓ potential)	Zero/Low Impact - no	Pu Gr	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor		Zero/Low Impact - no or minimal mitigation required
		•	Is the proposed development site designated as open space or playing fields?	pment site No. ace or playing		<
Flooding			Infrastructure and Services	nd Services		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding. The site is also subject to lower incidence groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?		n? ✓ Traffic impact assessment required. Access from existing estate roads into Rainton Bridge IE. Car parking provision and servicing subject to end use.
	Flood Risk Zone 3A (High Vulnerability)		Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	apacity for cal road network, ation and	etwork,
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required required required				Zero/Low Impact - no or minimal mitigation required
	Surface Water Flooding – % of land within 1 in 30 incidence (high) <5%					
	Surface Water Flooding – % of land within 1 in 100 incidence (medium) <5%					
	Surface Water Flooding – % of land within 1 in 1000 incidence (less) <5%					
	те 					
Ground Cor	Ground Conditions & Contamination		Suitability and Deliverability	eliverability		
Site	Predominantly Flat	No significant issues identified.	What is considered suitable on the site?	table on the site	Employment	Ц
Topography			How many homes could be provided?	ld be provided		2
	Gentle Slope Undulating		How many jobs could the site provide for?	the site provide	for?	for?
	Steep Slope		Site Appraisal Conclusion	nclusion		
Category 1:	Health & Safaty Evecutive (HSE)	Modium Import	Cito is supposed to sell	onto differential		
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	Zero/Low Impact - no Medium Impact - High Impact - witigation mitigation required significant mitigation	Site is currently all	ocated for emplo	Site is currently allocated for employment like. Some	Site is currently allocated for employment land. ELR Site is considered Site is considered
Constraints	Electricity Pylon (+ 10m buffer zone)		mitigation may be necessary.	necessary.		development
Category 2:	HSE COMAH Middle or Outer Zone Landfill sites. Contaminated land					<u> </u>
	Minerals Legacy (quarries and coal mining)					
	Minerals Safeguarded Area High Voltage electricity line(+10m					
	buffer zone)					

					Category 2: Constraints		Significant Constraints		Landscape a							Present Land Use: Adjacent Uses: Em	SHLAA Ref:	SLR Ref: 7
	,	Area of Significant Historic	Grade 2 or 3a Agı		Area of High Landscape Value or Significance		Ancient Woodland	Grade I Agricultural Land	and Townscape				75		Site Photos	_	••	751
		ıt Historic	3a Agricultural Land		dscape Value		ā	ral Land							hotos	Vacant employment land ployment and ployment and housing		Site Area: (
	required	Zero/L					3	No sign					1111111			ınd		0.37ha
<	required	Zero/Low Impact - no						No significant issues identified.		Key Designations: UDP HA1.7 Employment				Silon Silon		Site appraised for:	4	Site Locatio
	illingarion requ	Medium Impact						entified.		<u>ns:</u> ployment		4		Istrial Est	Designa			Location : Hetton Lyo
	led	· ·								• Residential				ăr.	Designations Map	Employment		ons Industri
	required	High Impact –								<u>t Designations:</u> Employment land Residential			1					ns Industrial Estate, Plot
Would the development site impact upon the connectivity of habitats?			Category 2: Constraints				Significant Constraints	Category 1:	Biodiversity	• Within Critic	Total Control of the					Is the site Break?	Is the site	
Would the development of the No. site impact upon the connectivity of habitats?	species/habitats on or adjacent to the site? Wildlife Corridor	Site (LGS)	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	Adverse impact on European sites	W	tive Impact Within Critical Drainage Area						in a Settlement	Is the site in the Green Belt?	
_	acent to the			s on or		Special	ection Area enservation	an sites								YES NO		YES
	required							Proximity			Note: This a need to allo then his will process in a assisting the	4. Preserve the speci historic settlements? 5. Assist in the regen	3. Prevent n Washington the merging Chester-le-S	2. Safeguarc encroachme	1. Check uni	Would dev	Urban?	Brownfield %
							70	to ponds, prior			Note: This assessment assumes that if there is a need to allocate Green Belt sites for developmer then his will be undertaken through the Local Plaprocess in a manner which would be contrary to assisting the regeneration of the urban area.	the special & sepalements? he regeneration of	3. Prevent merging of Sunderland washington, Houghton-le-Spring a the merging of Shiney Row with Wachester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	estricted sprawl o	Would development on this site imp the five purposes of the Green Belt?	√ Urb	eld % 100
<	required	Medium Impact -						Proximity to ponds, priority species and LWS.			Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	e special & separate characteristics of ments? regeneration of the urban area?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	irom further	 Check unrestricted sprawl of the built-up area? 	Would development on this site impact upon the five purposes of the Green Belt?	Urban fringe?	0 Greenfield %
	required						į	is.								Impact	Open countryside?	0
	i ga co															No impact		

Historic Env	Historic Environment and Culture			Green Infrastructure				
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? Yes, site formed part of Hetton Lyons Colliery.	ificance?	Category 1: Historic P	Historic Park or Garden (єн ця)	Site provides amenity greenspace within industrial estate only.	reenspace within indu	strial estate only.
Constraints				Constraints Village Green	reen			
	World Heritage Site & Setting (+ candidate)			Cemetery	Cemetery / Churchyard			
	Grade I/Grade II*Listed Building/Structure			Category 2: Public Ope Constraints Area	Public Open Space/Playing Field/Play Area	\		
Category 2:	Grade II Listed Building/Structure			Natural greenspace	eenspace			
	Conservation Area			Allotment	nt	<u> </u>		
	Archaeological Site (Known & potential)	Zero/Low Impact - no Medium Impact - Hi or minimal mitigation mitigation required sign required re	High Impact – significant mitigation required	Public Rig (cycleway/ Green Inf	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact — significant mitigation required
		<		Is the proposed development site designated as open space or playing fields?	site Yes blaying	<		
Flooding				Infrastructure and Services	vices			
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Lies within a Critical Drainage Area and Source Protection Zone. High incidence potential of groundwater flooding.	ection Zone. High	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	traffic generation?	Traffic impact assessment required. Access from existing estate roads into plot. No direct access onto Colliery Lane. Car parking provision and servicing subject to end use	act assessment required. Access from exi plot. No direct access onto Colliery Lane.	om existing estate / Lane. Car parking
	Flood Risk Zone 3A (High Vulnerability)			Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road ne local shopping services, public transport, education and community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required sign required required required regular management of the control of the cont	High Impact – significant mitigation required			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium)		<				<	
	Surface Water Flooding – % of land within 1 in 1000 incidence (less) <5% Critical Drainage Area		•				,	
	Source Protection Zone							
Ground Cor	Ground Conditions & Contamination Site Predominantly Flat	Previous industrial use (Hetton Colliery).		Suitability and Deliverability What is considered suitable on the site?	n the site? Employment			
Topograpity	Gentle Slope			How many homes could be provided? How many jobs could the site provide for?	ovided? 25 46dpha provide for?	ha		
	Undulating			Site Appraisal Conclusion	ion			
	Steep Slope			טוני אף מוסמו לטוולומי				
Category 1:	Health & Safety Executive (HSE)	Zero/Low Impact - no Medium Impact - Hi	High Impact –	Currently allocated for employment use. ELR	mployment use. ELR	Site is considered	Site is considered	Site is not considered
Significant Constraints	COMAH Development Proximity or Inner Zone	al mitigation mitigation required	significant mitigation	indicates should be retained for employment	inployment use. ELK	suitable for	potentially	suitable for
	Electricity Pylon (+ 10m buffer zone)	required	required	development. Some mit	development. Some mitigation may be required.	development	development	gevelopment
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land ✓	<						
	a						<	
	Minerals Safeguarded Area High Voltage electricity line(+10m							
	buffer zone)							

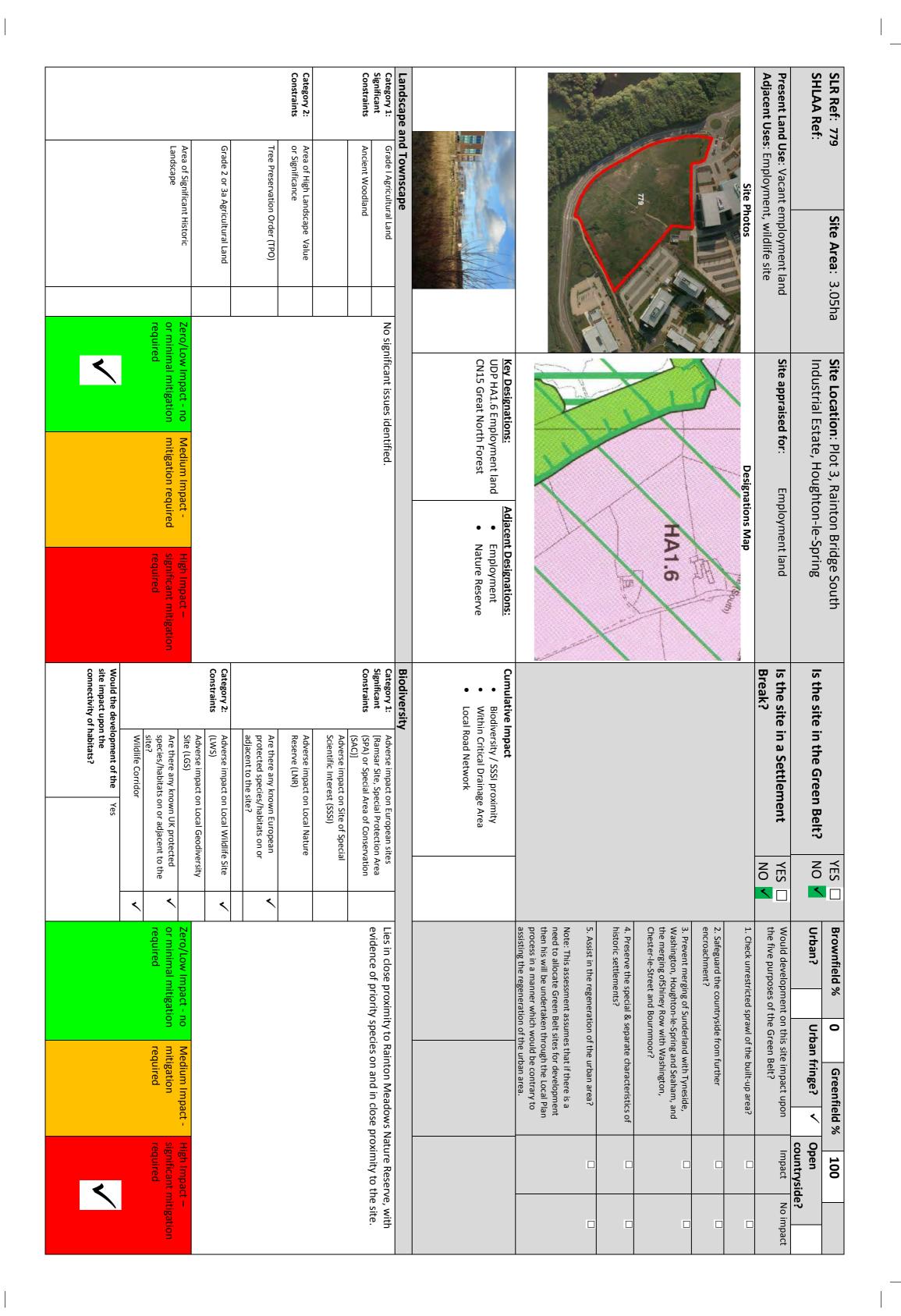
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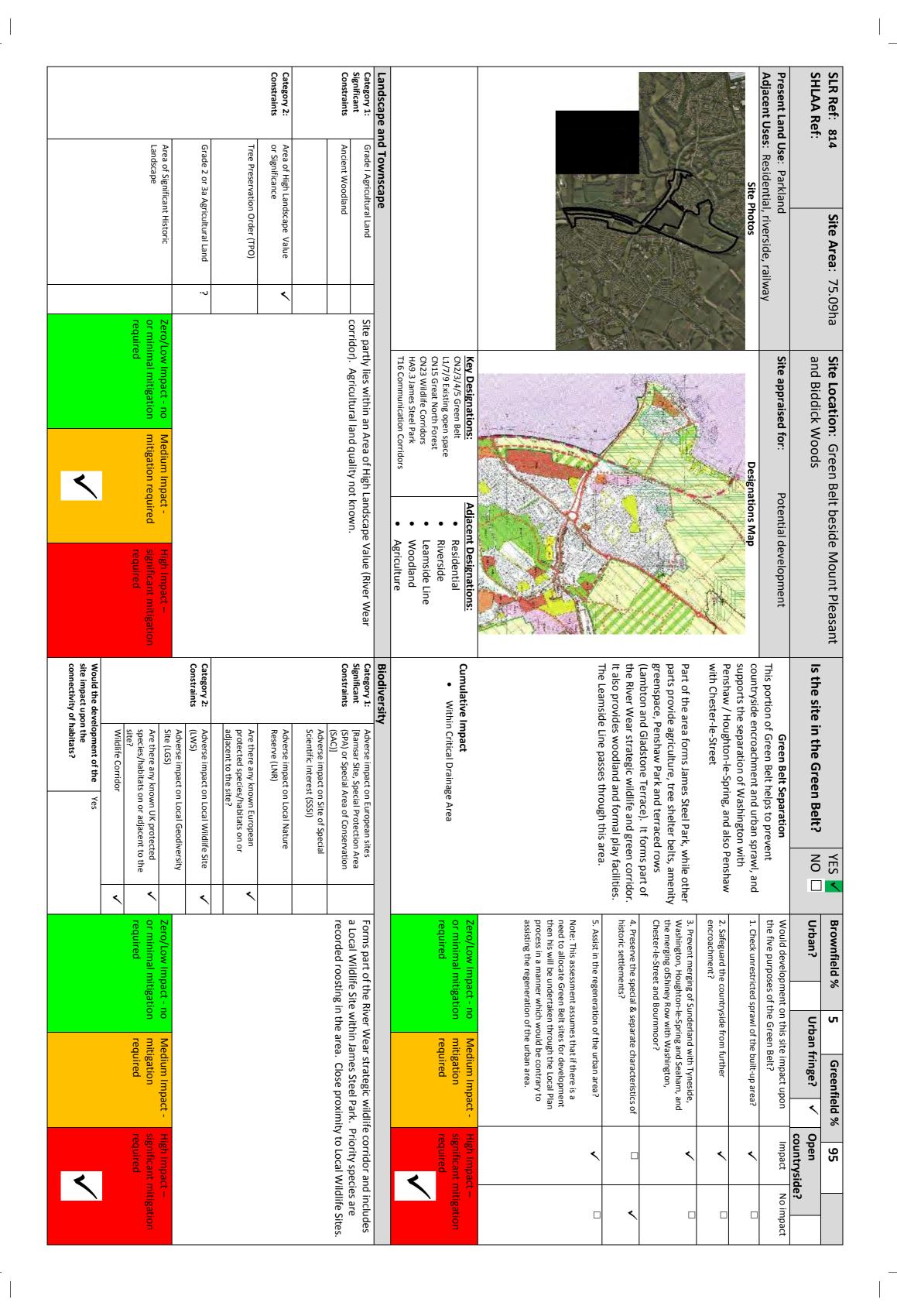
Historic Env Category 1: Significant Constraints	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed	Does the site have any historical or archaeological significance? Local archaeological interest.		Green Infra Category 1: Significant Constraints Category 2:	frastru	frastru
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure Grade II Listed Building/Structure Conservation Area		Category 2: Constraints	Public Open Space/Playing Field/Play Area Natural greenspace		
	Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation mitigation required required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? No.		Zero/Low Impact - no or minimal mitigation required
Flooding			Infrastructu	Infrastructure and Services		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area and is partly affected by 1:100 incidence surface water flooding. The site is also subject to lower incidence groundwater flooding.	ower .	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	city for oad network,	Traffic impact assessment required. Access from existing fourth arm of roundabout into plot. No direct access onto B1284. Car parking provision and servicing subject to end use. Traffic impact assessment required. Access from existing fourth arm of roundabout into plot. No direct access onto B1284. Car parking provision and servicing subject to end use.
Category 2: Constraints		Zero/Low Impact - no Or minimal mitigation mitigation required required required	t – nitigation			Zero/Low Impact - no or minimal mitigation required
	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land					
		<				\
	Critical Drainage Area					
	Source Protection Zone					
Ground Cor	Ground Conditions & Contamination		Suitability a	Suitability and Deliverability		
Site Topography	Predominantly Flat	No significant issues identified.	What is conside	What is considered suitable on the site? How many homes could be provided?	Employment	
	Gentle Slope Undulating Chapa Slope		How many jobs Site Apprair	How many jobs could the site provide for? Site Appraisal Conclusion	e for?	e for?
0	Steep Slope				1	ı
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone	v Impact - no Medium Impact - mitigation mitigation required		Currently allocated for employment use. The ELR recommends the site is retained for employment.	ent use. The ELR for employment.	t use. The ELR Sit
	Electricity Pylon (+ 10m buffer zone)	required	Some mitiga	Some mitigation may be necessary.	ary.	ary. development
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land					
	Minerals Legacy (quarries and coal mining)					
	Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)					
	_	-				

			Category 2: Constraints	Category 1: Significant Constraints	Landscape a							Present Land Use: Adjacent Uses: Em	SLR Ref: 77 SHLAA Ref:
Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape Value or Significance	Grade I Agricultural Land Ancient Woodland	and Townscape				77.8		Site Photos	Present Land Use: Vacant employment land Adjacent Uses: Employment	778 Site Area: 0.42ha
or minimal mitigation mitigation required significant mitigation required				No significant issues identified.		Key Designations: Adjacent Designations: UDP HA1.5 Employment land ● Employment CN15 Great North Forest ■ Employment	n Bridge N	S removed a series of the seri	Pariton Bridge		Designations Map	Site appraised for: Employment land	Site Location: Plot 5, Rainton Bridge North Industrial Estate, Houghton-le-Spring
Would the development of home	Category 2: Constraints	ע ס אַ	R A	Category 1: A Significant [F Constraints (S) A	Biodiversity	Cumulat •	To Ma			ල්ත <u>/</u>		Is the site in Break?	Is the site in
Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor I the nabitats?	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity (LGS)	Are there any known European protected species/habitats on or adjacent to the site?	Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR)	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special		tive Impact Biodiversity / SSSI proximity Within Critical Drainage Area Local Road Network						a Settlement	Is the site in the Green Belt?
the	ite <	<		on ea	-							YES	YES
or minimal mitigation required			,	Lies in close proximity to ponds. in close proximity to the site.			5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special & separate characteristics of historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, ar the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Brownfield % 0 Urban? Urba
mitigation sign required required				ids.			the urban area? s that if there is a ss for development ough the Local Plan ild be contrary to e urban area.	ate characteristics of	erging of Sunderland with Tyneside, Houghton-le-Spring and Seaham, and Sthiney Row with Washington, Seet and Bournmoor?	om further	the built-up area?	act upon	O Greenfield %
significant mitigation required				Evidence of priority species on and								Impact No impact	100 Open countryside?

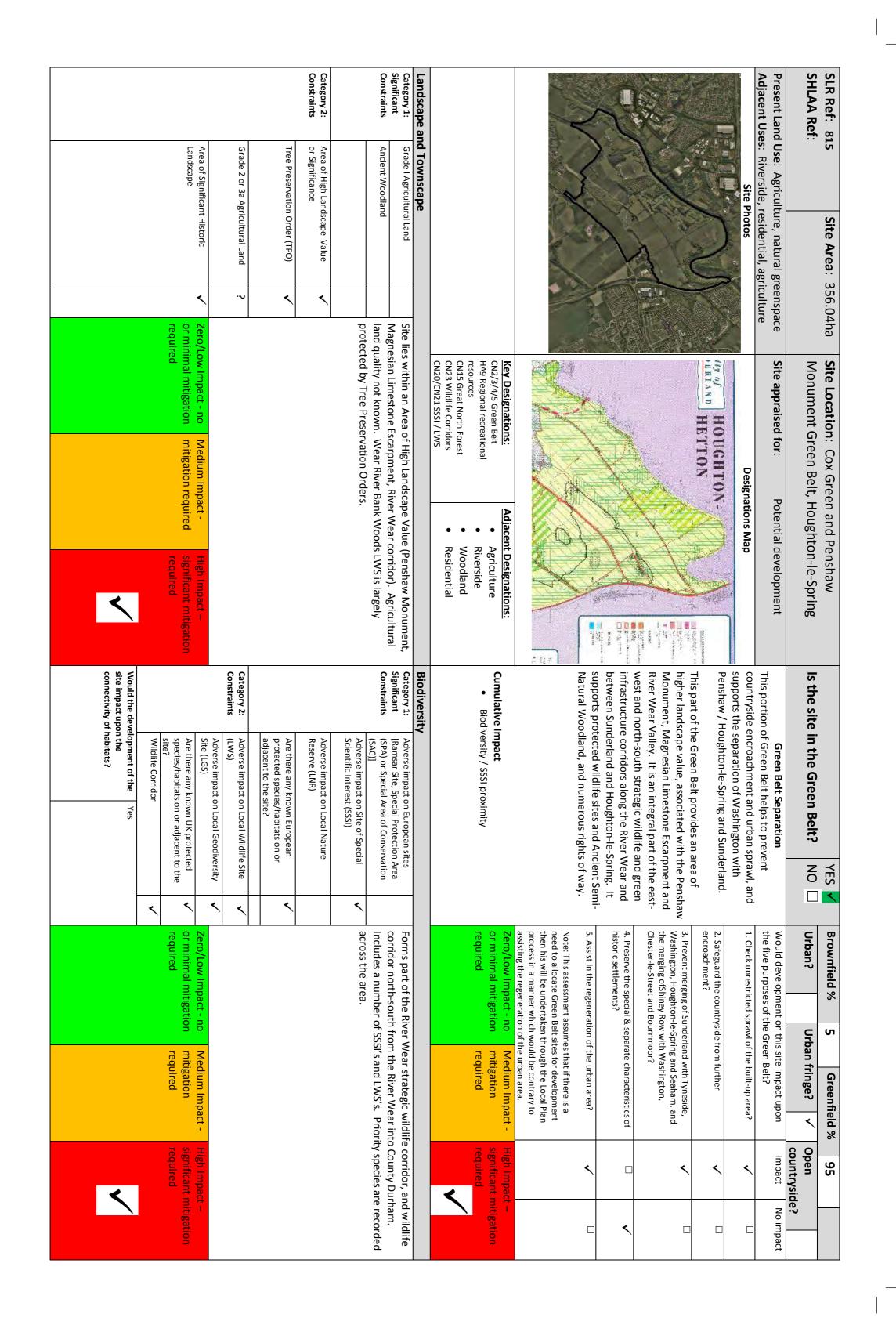
_ <u>'i'</u>			rastrı	
Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints	Does the site have any historical or archaeological significance? No.	gnificance? Category 1: Significant Constraints	nt Historic Park or Garden (EH List) Nt Village Green	Forms informal greenspace within the Industrial Estate
World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard	
Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	/2: Public Open Space/Playing Field/Play nts Area	
Category 2: Grade II Listed Building/Structure			Natural greenspace	
Conservation Area			Allotment	
Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation required required	High Impact – significant mitigation required	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required
			Is the proposed development site designated as open space or playing fields?	<
Flooding		Infrastr	Infrastructure and Services	
Category 1: Flood Risk Zone 3B (Functional Significant Floodplain)	The site lies within a Critical Drainage Area and is subject to lower incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Traffic impact assessment required. Access from existing estate roads into plot. No direct access onto B1284. Car parking provision
Flood Risk Zone 3A (High Vulnerability)		Is there education/ site requirements? What is the broad a	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, what is the broad accessibility of the site to local road network, when the broad accession and the broad accession accession and the broad accession and the broad accession and the broad accession accession and the broad accession accession accession and the broad accession accession accession accession accession and the broad accession acces	and servicing subject to end use
Category 2: Flood Risk Zone 2(Medium	Zero/Low Impact - no Medium Impact -		community opportunities?	Zero/Low Impact - no Medium Impact -
Constraints Vulnerability) Groundwater Flooding	or minimal mitigation mitigation required required	significant mitigation required		or minimal mitigation mitigation required
Surface Water Flooding – % of land within 1 in 30 incidence (high)				
Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land	<			<
within 1 in 1000 incidence (less) Critical Drainage Area				
Source Protection Zone				
Ground Conditions & Contamination		Suitabi	Suitability and Deliverability	
Site Predominantly Flat	No significant issues identified.	What is co	What is considered suitable on the site? Employment	
Gentle Slope		How man	How many homes could be provided? How many homes could the site provide for?	
Undulating				
Steep Slope		Site Ap	Site Appraisal Conclusion	
Category 1: Health & Safety Executive (HSE)		'	Site forms part of Rainton Bridge Industrial Estate	Site is considered Site is considered
1	or minimal mitigation mitigation required required Medium Impact - mitigation required	High Impact — Site form significant mitigation and sho required use. ELI	Site forms part of Rainton Bridge Industrial Estate and should therefore be retained for employment use. ELR does not recommend de-allocation. Some	Site is considered suitable for development
			mitigation may be required for biodiversity and	Control
Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land	<u> </u>	tlooding.	ý4	
Minerals Safeguarded Area High Voltage electricity line(±10m)				
buffer zone)				



Historic Env Category 1: Significant Constraints	Historic Environment and Culture Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints	Does the site have any historical or archaeological significance? Local archaeological interest.	Green Infrastructure Category 1: Historic Park or Garden (EH List) Significant Village Green
	World Heritage Site & Setting (+ candidate)		Cemetery / Churchyard
	Grade I/Grade II*Listed Building/Structure		Category 2: Public Open Space/Playing Field/Play Constraints Area
Category 2: Constraints	Grade II Listed Building/Structure		Natural greenspace
	Conservation Area		Allotment
	Archaeological Site (Known & potential)	Zero/Low Impact - no	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor
		\	Is the proposed development site designated as open space or playing fields?
Flooding			Infrastructure and Services
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding. The site is also subject to lower incidence groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site
	Flood Risk Zone 3A (High Vulnerability)	Incidence groundwater nooding.	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community apportunities?
Category 2:	Flood Risk Zone 2(Medium	Medium Impact -	
Collocianica	Groundwater Flooding	required mitigation mitigation required significant mitigation required	
	Surface Water Flooding – % of land		
	Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land 10%		
	Critical Drainage Area		
	Source Protection Zone		
Ground Cor	Ground Conditions & Contamination		Suitability and Deliverability
Site Topography	Predominantly Flat	The site lies within a Coal Referral Area.	What is considered suitable on the site?
י סאס (8 מאוי)	Gentle Slope		How many homes could be provided? How many jobs could the site provide for?
	Undulating		Site Appraisal Conclusion
	Steep Slope		Site Appraisal conclusion
Category 1:	Health & Safety Executive (HSE)	Medium Impact -	Site forms part of Rainton Bridge Industrial Estate
Significant Constraints	COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	or minimal mitigation mitigation required required required	and should therefore be retained for employment use. ELR does not recommend de-allocation. Some mitigation may be required for biodiversity and
Category 2: Constraints	Landfill sites, Contaminated land		flooding.
	Minerals Legacy (quarries and coal mining)		
	Minerals Safeguarded Area High Voltage electricity line(+10m		
	buffer zone)		

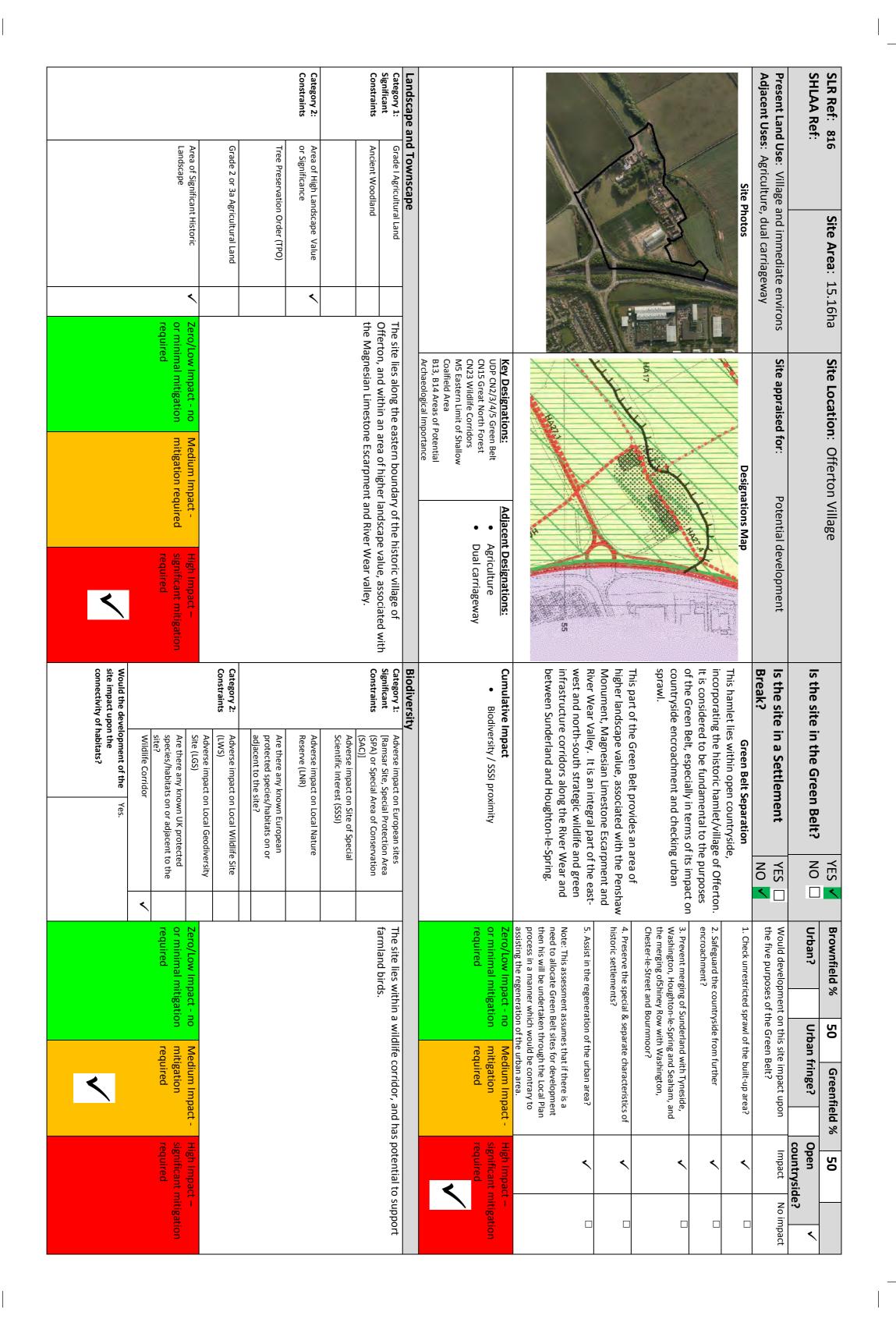


Category 2: Constraints	Category 1: Significant Constraints		Site Topography	Ground Co		Constraints	Category 2:	CONSTRAINTS	Category 1: Significant Constraints	:		Category 2: Constraints			Category 1: Significant Constraints
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Undulating Steep Slope	Predominantly Flat	Ground Conditions & Contamination	Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high)	Flood Risk Zone 2(Medium	Flood Risk Zone 3A (High Vulnerability)	Flood Risk Zone 3B (Functional Floodplain)		Archaeological Site (Known & potential)	Grade II Listed Building/Structure Conservation Area	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints
	Zero/Low Impact - no or minimal mitigation mitigation required required		Varied topography. Lies within a Coal Referral Area.		<5%	on mitigation required	Zero/Low Impact - no Medium Impact - High Impact -	Small pockets of land are affected by 1:30 incidence surface water flooding. Lower incidence potential of groundwater flooding.	Parts of James Steel Park falls within the flood zones associated with the River Wear. Biddick Woods lies within a Critical Drainage Area.		Zero/Low Impact - no or minimal mitigation mitigation required required				Does the site have any historical or archaeological significance? Local archaeological importance.
	Forms a large area of Green Belt.	Site Appraisal Conclusion	What is considered suitable on the site? How many homes could be provided?	Suitability and Deliverability			What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	requirements? Is there education/community/health facility capacity for site requirements?	Intrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site	designated as open space or playing fields?	of Way	Natural greenspace Allotment	Category 2: Public Open Space/Playing Field/Play ✓ Constraints Area	Cemetery / Churchyard	Category 1: Historic Park or Garden (EH List) Significant Constraints Village Green
						mitigation required	Zero/Low Impact - no Medium Impact - High Impact -				Zero/Low Impact - no or minimal mitigation required Medium Impact - significant mitigation required required required		N	at Biddick Woods. Public right of way cross the area.	Site forms part of the strategic River Wear Green Infrastructure corridor. The northern section forms part of James Steel Park. Green Belt also incorporates Penshaw Park and amenity greenspace



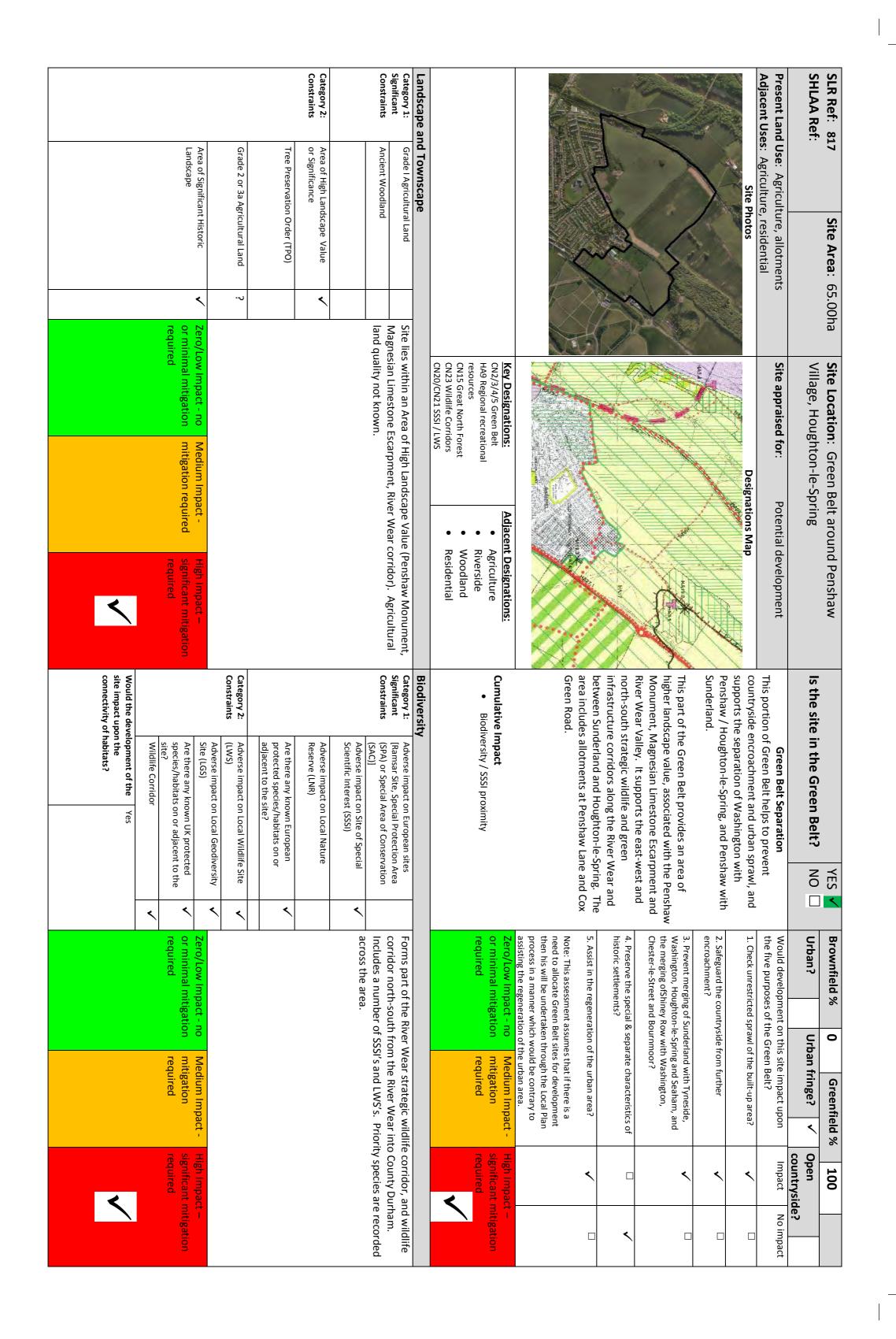
Historic Env Category 1: Significant Constraints	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate)	Does the site have any historical or archaeological significance? Penshaw Monument Grade I listed building. Local archaeological importance (former quarries, waggonways and staithes, ridge and furrow).	Green Infrastructure Category 1: Historic Significant Constraints Village (Historic Park or Garden (EH List) Village Green Cemetery / Churchyard
	Grade I/Grade II*Listed ✓ Building/Structure		Category 2: Public Open Space/Playing Field/Play Constraints Area	<u> </u>
Category 2: Constraints	Grade II Listed Building/Structure		Natural greenspace	<
	Conservation Area		Allotment	
	Archaeological Site (Known & potential)	Zero/Low Impact - no	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required
			Is the proposed development site designated as open space or playing fields? Yes	
Flooding			Infrastructure and Services	
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Narrow sections of riverside fall within the flood zones associated with the River Wear. Small pockets of land are affected by 1:30 incidence the River Wear.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	1
	Flood Risk Zone 3A (High Vulnerability)	flooding.	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	- 1
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Medium Impact -		
	Groundwater Flooding 🗸	required required required required required		
	Surface Water Flooding – % of land within 1 in 30 incidence (high) <5%			
	Surface Water Flooding – % of land within 1 in 100 incidence (medium) <5% Surface Water Flooding – % of land			
	within 1 in 1000 incidence (less) Critical Drainage Area			
	Source Protection Zone			1
Ground Cor	Ground Conditions & Contamination Site Predominantly Flat	Steeply sloping topography. Power lines cross through the centre of	Suitability and Deliverability What is considered suitable on the site?	
Topography		es exist near	How many homes could be provided?	
	Gentle Slope	Coal Referral Area.	How many jobs could the site provide for?	
			Site Appraisal Conclusion	
	Steep Slope			
Category 1:	faty Exacutive (HSE)	Modium Impact	Forms a large area of Green Bolt	
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation mitigation required required	Forms a large area of Green Belt.	
Category 2:	HSE COMAH Middle or Outer Zone			
Constraints	Minerals Legacy (quarries and coal wining)			
	Minerals Safeguarded Area			
	buffer zone)			1

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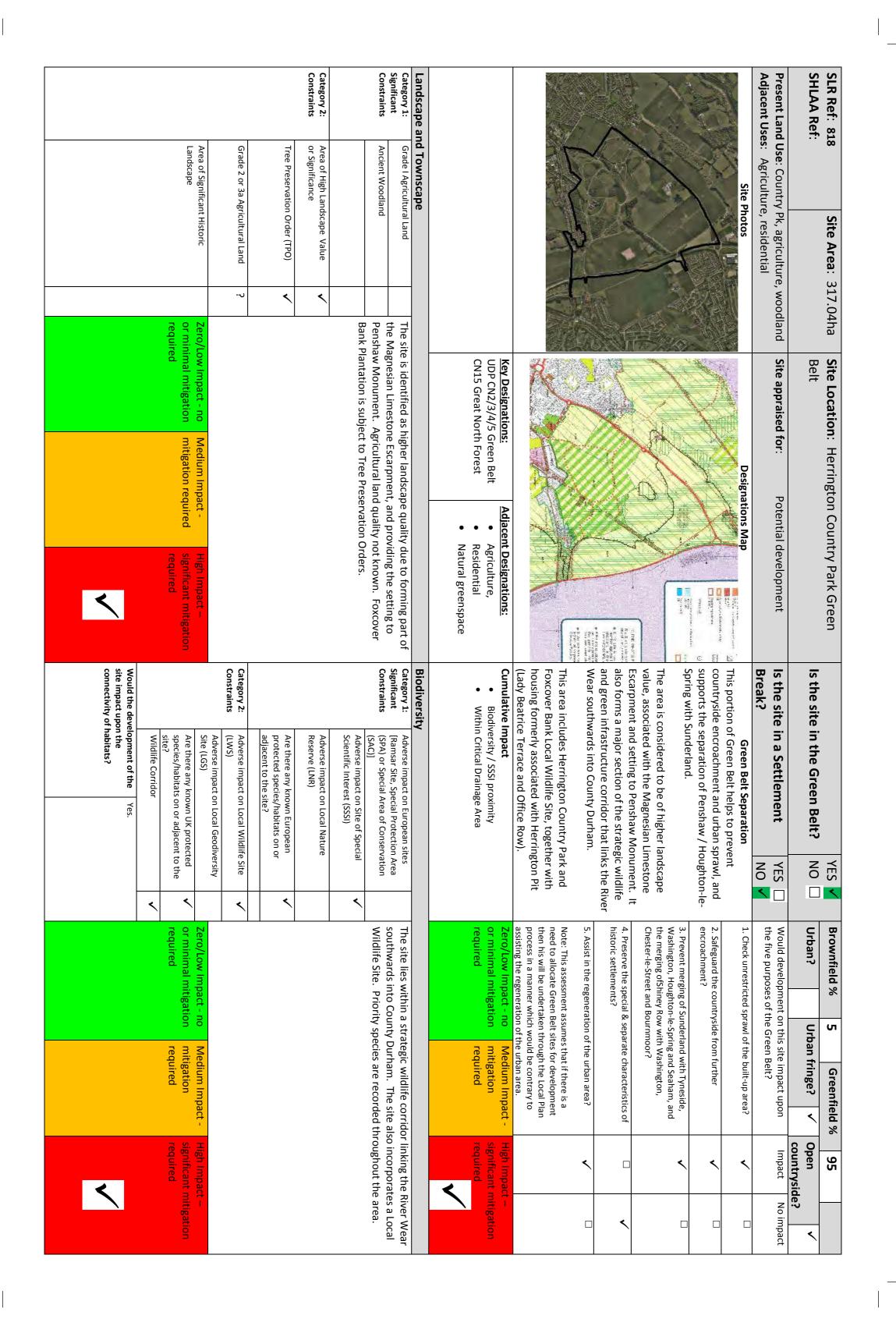
Constraints	Village Green	passes along the north of the site.
	Cemetery / Churchyard	
Category 2: Constraints	Public Open Space/Playing Field/Play Area	
	Natural greenspace	
	Allotment	
High Impact – significant mitigation required	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required
Is the proposed de designated as oper fields?	syelopment site No. n space or playing	
	and Services	
Site is partly subject to 1:100 incidence surface water flooding. Lower incidence potential of groundwater flooding. Is there water and requirements?	sewerage capacity for site	
Is there education, site requirements? What is the broad local shopping serv community opport	/community/health facility capacity for // community/health facility capacity for ? accessibility of the site to local road network vices, public transport, education and tunities?	
High Impact – significant mitigation required		Zero/Low Impact - no or minimal mitigation required
Suitability and What is considered	d Deliverability d suitable on the site?	
How many homes	could be provided?	
How many jobs co	uld the site provide for?	
Site Appraisal	l Conclusion	
Site forms part	of the Green Relt	Site is considered
High Impact – Site forms part significant mitigation required	t of the Green Belt.	Site is considered suitable for development
		Category 2: Constraints Category 2: Constraints Public Open Space/Playing Field/Play Area Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road netword local shopping services, public transport, education and community opportunities? Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many lobres could the site provided for? Site Appraisal Conclusion Site forms part of the Green Belt.

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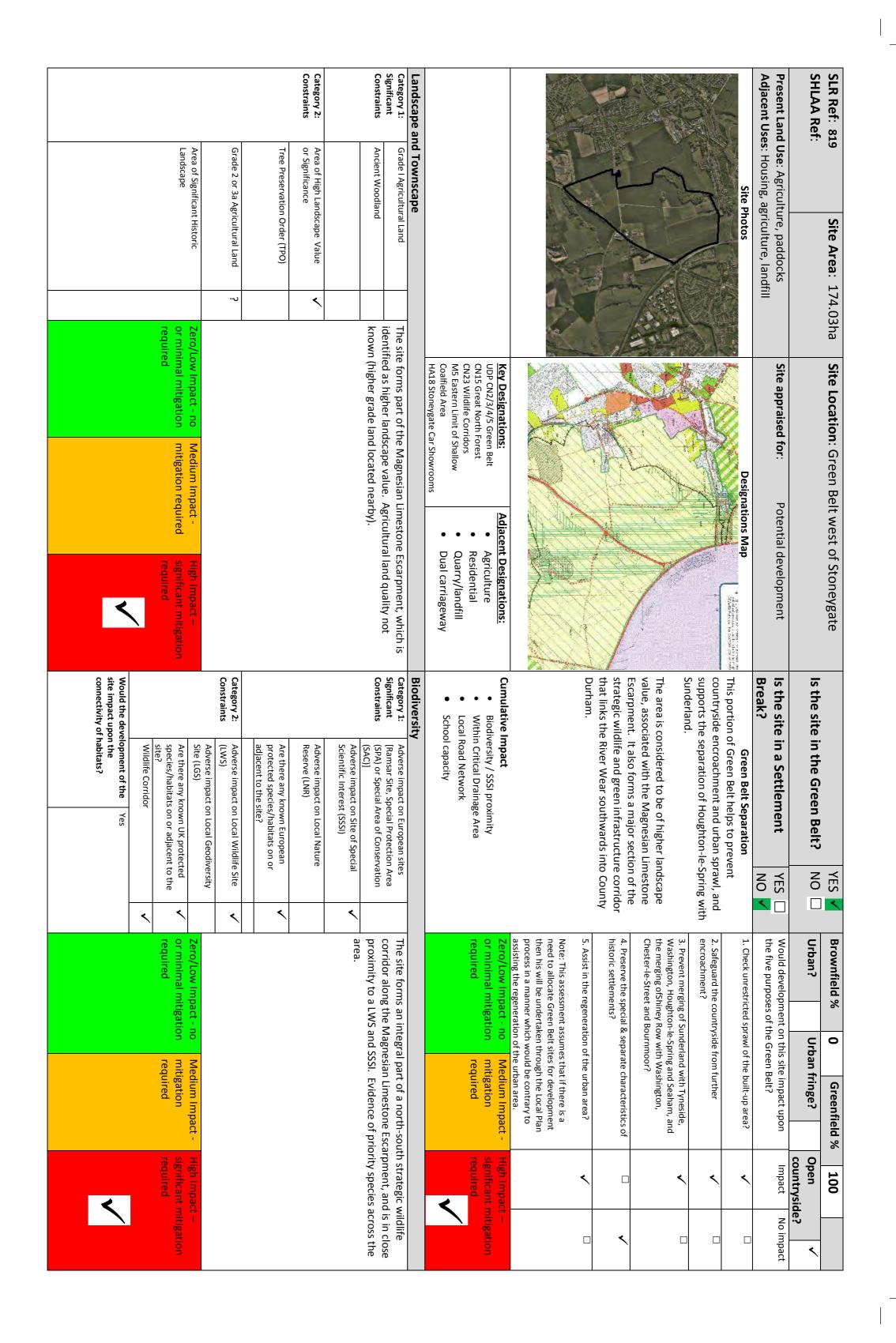


Historic Env	Historic Environment and Culture		Green Infrastructure	ucture				
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? Local archaeological significance (forms part of the historic village of Penshaw,		Historic Park or Garden (єн ust)	Sit	Site forms part of the strategic River Wear Green Infrastruct corridor along the River Wear and between Sunderland and	part of the strategic River Wear Green Infrastructure ong the River Wear and between Sunderland and	en Infrastructure iderland and
Constraints		and includes New Painshaw Pit).		Village Green	당 등	Houghton-le-Spring, and also between Houghton and Sunderland.	o between Houghto	on and Sunderland
	World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard	the rai	the former Cross Rigg Quarry and along the former Penshaw/Pallion railway. Public right of way cross the area.	Cross Rigg Quarry and along the former Penshaw/Pallion iblic right of way cross the area.	mer Penshaw/Pall
	Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area	<			
Category 2:	Grade II Listed Building/Structure			Natural greenspace	<			
	Conservation Area			Allotment	<			
	Archaeological Site (Known & potential)	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required required required	On .	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	V Zei	Zero/Low Impact - no Moor minimal mitigation mired	Medium Impact - Himitigation si	High Impact – significant mitigation required
		<	Is the proposed development site designated as open space or playing fields?	velopment site Yes				<
Flooding			Infrastructure and Services	and Services				
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Lower incidence potential of groundwater flooding.	Is there road capaous there water and requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?				
	Flood Risk Zone 3A (High Vulnerability)		Is there education/ site requirements?	Is there education/community/health facility capacity for site requirements?				
			What is the broad local shopping services community opport	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	ķ			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Medium Impact -			Zei	npact - no	npact -	High Impact –
	Groundwater Flooding 🗸	required required required required required	C =		rec	required	required	required
	Surface Water Flooding – % of land within 1 in 30 incidence (high)							
	Surface Water Flooding – % of land							
	within 1 in 100 incidence (medium) Surface Water Flooding – % of land							
	Critical Drainage Area							
	Source Protection Zone							
Ground Cor	Ground Conditions & Contamination			Suitability and Deliverability				
Site Topography	Predominantly Flat	Steeply sloping topography in parts. Power lines cross through the east of the area. Landfill / waste sites exist at the former Cross Rigg Quarry.		What is considered suitable on the site? How many homes could be provided?				
	Gentle Slope	Lies within a Coal Referral Area.	1 1	How many jobs could the site provide for?				
	Undulating		Site Appraisal	Conclusion				
	Steep Slope		Site Appraisal conclusion	Conclusion				
Category 1:	fetv Executive (HSF)	Medium Impact	Forms a large a	rea of Green Relt				
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required required required		Forms a large area of Green Belt.				
Category 2:	HSE COMAH Middle or Outer Zone							
Constraints	Landfill sites, Contaminated land							<
	mining)							
	Minerals Safeguarded Area High Voltage electricity line(+10m ✓							
	butter zone)							

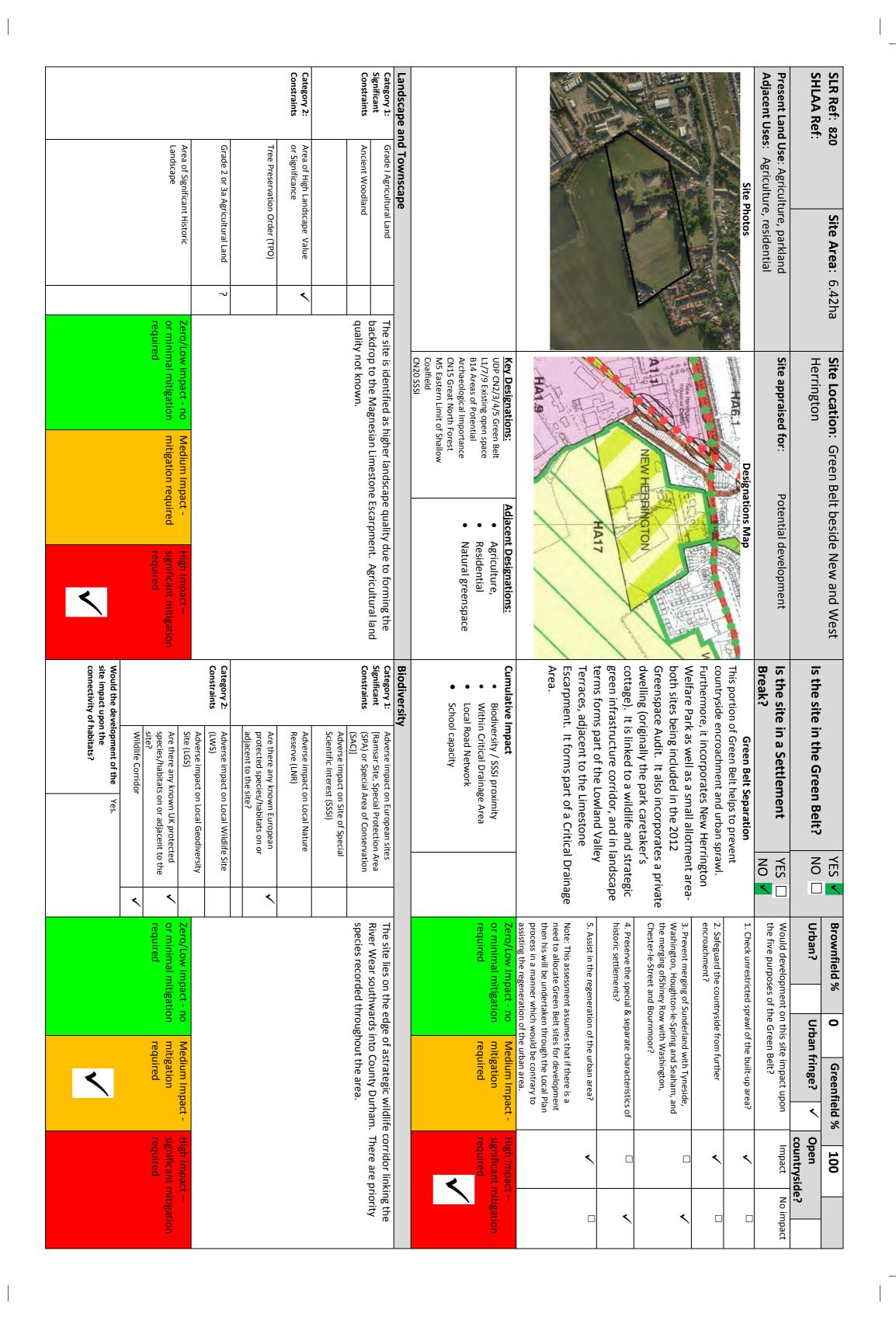
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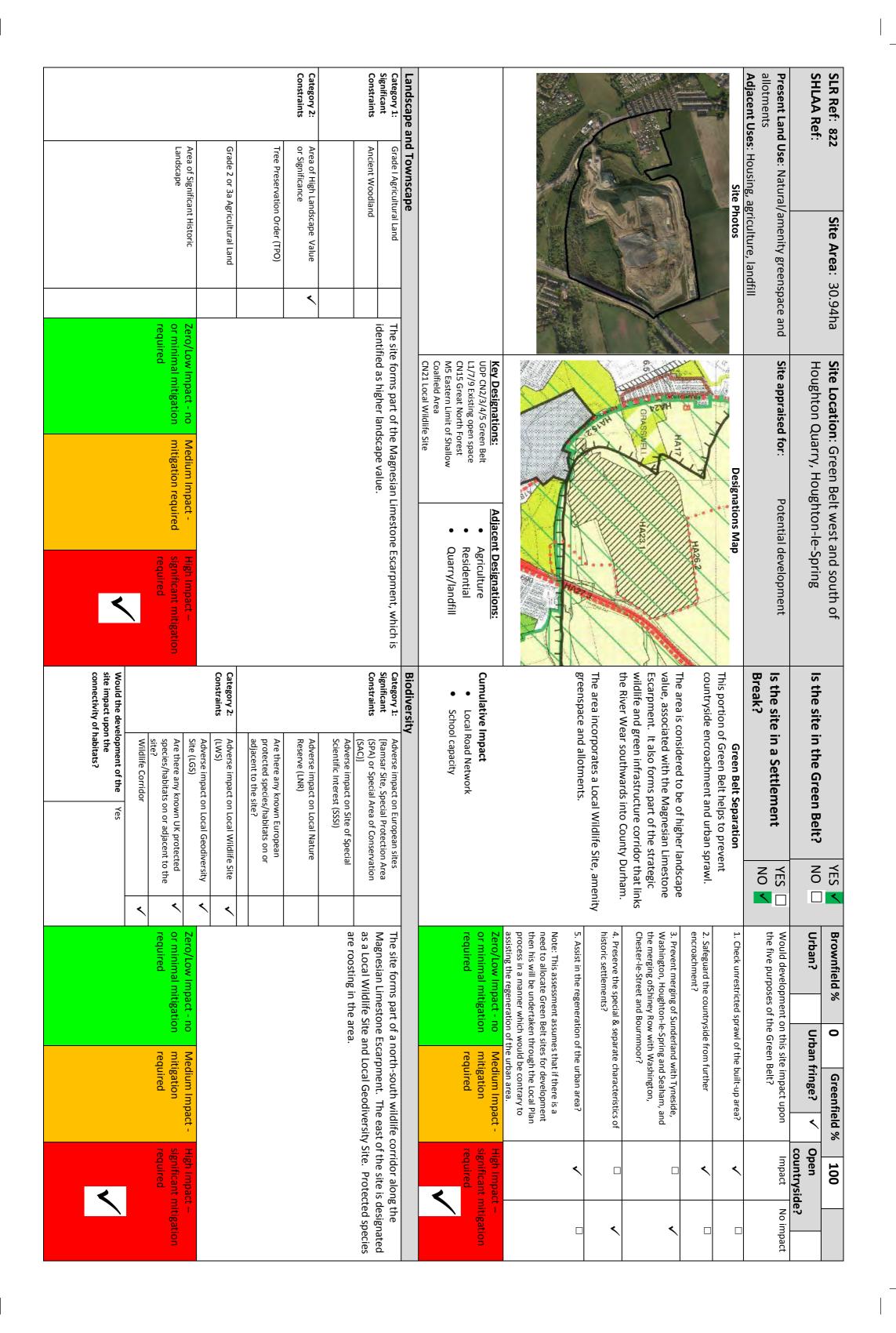
S S Y COn S S W S S W	Historic Env Category 1: Significant	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance?
Grade Handle Franchis Grade Handle Grade Franchis Grade Handle Grade Grade Handle Grade Handle Grade Handle Grade Grade Grade Handle Grade Grad	Constraints		form
Grade ViGrade Intitisted Grade Vigradian Archaeoligist Size (Anoward & Commitmal mitigation mitigation are affected by 1.30 incidence required Archaeoligist Size (Anoward & Commitmal mitigation are affected by 1.30 incidence surface water flooding, and the land around New and West Herrington Number of Island are affected by 1.30 incidence surface water flooding, and the land around New and West Herrington Islands Archaeolistic Intition and Islands I		World Heritage Site & Setting (+ candidate)	
Grade Il Liaded Building/Structure Conservation Area Archaeological Site (brown & Zero/Low Impact - mitigation pertential) Flood Risk Zone 38 (Functional Procedure) Flood Risk Zone 38 (Functional Vulnerability) Flood Risk Zone 38 (Functional Robert of Procedure) Flood Risk Zone 38 (Functional Robert of Procedure) Flood Risk Zone 38 (Functional Robert of Rob		Grade I/Grade II*Listed Building/Structure	
Conservation Area Conservation	Category 2:	Grade II Listed Building/Structure	
Archaeological Site (Known & Zero/Low Impact - no mitigation required significant mitigation potential) Flood Risk Zone 38 (Functional Flooding - Sectional Sector) - Source Production (New And West Herrington Nutrierability) Flood Risk Zone 2 (Medium - Conditional Product) - Source (New Water Flooding - Sectional Sector) - Source Production Zone - Water Stope (Conditions & Contamination - Conditions & Conditions & Contamination - Conditions & Contamination - Conditions & Condi		Conservation Area	
Part of the site (along the Herrington Burn) is subject to Flood Risk Floodplain Part of the site (along the Herrington Burn) is subject to Flood Risk Floodplain Part of the site (along the Herrington Burn) is subject to Flood Risk Flood Risk Zone 3A (High Vulnerability) Part of the site (along the Herrington Burn) is subject to Flood Risk Zone 2A (High Vulnerability) Part of the site (along the Herrington Burn) is subject to Flood Risk Zone 2A (High Vulnerability) Part of the site (along the Herrington Burn) is subject to Flood Risk Zone 2A (High Transpact - In Condense Incoding - Incidence potential of groundwater flooding. And the land around New and West Herrington Flooding - Incidence potential of groundwater flooding. And the land around New and West Herrington Flooding - Incidence potential of groundwater flooding. And the land around New and West Herrington Flooding - Incidence potential of groundwater flooding. And the land around New and West Herrington Flooding - Incidence potential of groundwater flooding. And the land around New and West Herrington Medium Impact - Incidence Protein Incidence (less) Particle West Flooding - Incidence potential of groundwater flooding. And the land around New and West Herrington Medium Impact - Incidence potential of groundwater flooding. And the land around New and West Herrington Medium Impact - Incidence Protein Incidence (less) Particle West Flooding - Incidence Protein Incidence (less) Particle West Flooding - Incidence Incidence (less) Particle West Flooding - Incidence Protein Incidence (less) Particle West Flood		Archaeological Site (Known & potential)	✓ Zero or n
Flood Risk Zone 3B (Functional Flood Risk Flood Risk Zone 3A (High Flood Risk Zone 3A (High Vulnerability) Zones. Additional pockets of land are affected by 1:30 incidence surface water flooding, and the land around New and West Herrington falls within a Critical Drainage Area. Area is also subject to Flood Risk Zone 3A (High Vulnerability) Zero/Low Impact - no Incidence flooding and the land around New and West Herrington falls within a Critical Drainage Area. Area is also subject to lower incidence potential of groundwater flooding. High Impact - significant mitigation within 1 in 200 incidence (Intell)			
Flood lisk Zone 3B (Functional Flood Risk Zone 3A (High Vulnerability) Flood Risk Zone 3A (High Vulnerability) Flood Risk Zone 2(Medium Vulnerability)	Flooding		-
Flood Risk Zone 3A (High Vulnerability) Flood Risk Zone 2 (Medium Vulnerability) Surface Water Flooding - % of land within 1 in 30 incidence (high find within 1 in 30 incidence (less) vulnerability) Surface Water Flooding - % of land within 1 in 100 incidence (less) Critical Drainage Area Conditions & Contamination Flood Risk Zone 2 (Medium Impact - vulnerability) Surface Water Flooding - % of land within 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone Conditions & Contamination Flood Risk Zone 2 (Medium Impact - vequired within 1 in 100 incidence (less) Conditions & Contamination Flood Risk Zone 2 (Medium Impact - vequired within 1 in 100 incidence (less) Conditions & Contamination Flood Risk Zone 2 (Medium Impact - vequired within 1 in 100 incidence (less) Conditions & Contamination Flood Risk Zone 2 (Medium Impact - vequired within 1 in 100 incidence (less) Conditions & Contamination Flood Risk Zone 2 (Medium Impact - vequired within 1 in 100 incidence (less) Conditions & Contamination Flood Risk Zone 2 (Medium Impact - vequired within 1 in 100 incidence (less) Conditions & Contamination due to past mining activity. Flood Risk Zone 2 (Medium Impact - vequired within 1 in 100 incidence (less) Flood Risk Zone 2 (Medium Impact - vequired within 1 in 100 incidence (less) Conditions & Contamination due to past mining activity. Flood Risk Zone 2 (Medium Impact - vequired within 1 in 100 incidence (less) Flood Risk Zone 2 (Medium Impact - vequired within 1 in 100 incidence (less) Flood Risk Zone 2 (Medium Impact - vequired within 1 in 100 incidence (less) Flood Risk Zone 2 (Medium Impact - vequired within 1 in 100 incidence (less) Flood Risk Zone 2 (Medium Impact - vequired within 1 in 100 incidence (less) Flood Risk Zone 2 (Medium Impact - vequired	Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	
Flood Risk Zone 2(Medium Condition Con		Flood Risk Zone 3A (High Vulnerability)	
Surface Water Flooding — % of land within 1 in 30 incidence (nelsin) Surface Water Flooding — % of land within 1 in 1000 incidence (needium) Surface Water Flooding — % of land within 1 in 1000 incidence (needium) Surface Water Flooding — % of land within 1 in 1000 incidence (needium) Surface Water Flooding — % of land within 1 in 1000 incidence (needium) Surface Water Flooding — % of land within 1 in 1000 incidence (needium) Surface Water Flooding — % of land within 1 in 1000 incidence (needium) Surface Water Flooding — % of land within 1 in 1000 incidence (needium) Surface Water Flooding — % of land within 1 in 1000 incidence (needium) Surface Water Flooding — % of land within 1 in 1000 incidence (needium) Surface Water Flooding — % of land within 1 in 1000 incidence (needium) Surface Water Flooding — % of land within 1 in 1000 incidence (needium) Surface Water Flooding — % of land within 1 in 1000 incidence (needium) Surface Water Flooding — % of land within 1 in 1000 incidence (needium) Surface Water Flooding — % of land within 1 in 1000 incidence (needium) Surface Water Flooding — % of land within 1 in 1000 incidence (needium) Surface Water Flooding — % of land within 1 in 1000 incidence (needium) Surface Water Flooding — % of land within 1 in 1000 incidence (needium) Surface Water Flooding — % of land within 1 in 1000 incidence (needium) Surface Water Flooding — % of land within 1 in 1000 incidence (needium) Surface Water Flooding — % of land within 1 in 1000 incidence (needium) Surface Water Flooding — % of land within 1 in 1000 incidence (nees) Surface Water Flooding — % of land within 1 in 1000 incidence (nees) Undulating landscape. Includes an electricity substation at Foxcover Bank. Electricity pylons cut through the east of the site. Probable centle of the site. Probable of the site	Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	` `
within 1 in 100 incidence (medium) Surface Water Flooding - % of land within 1 in 100 incidence (medium) Surface Water Flooding - % of land within 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone Conditions & Contamination Predominantly Flat Gentle Slope Undulating Undulating Undulating Undulating Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Milddle or Outer Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Milddle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m High Voltage electricity line(+10m High Voltage electricity line(+10m Within 1 in 100 incidence (less) V Duffer zone Surree Water Flooding - % of land 10% Critical Drainage Area V Undulating landscape. Includes an electricity substation at Foxcover Bank. Electricity pylons cut through the east of the site. Probable contamination due to past mining activity. High Impact - Significant mitigation mitigation required Fequired Fequired Figh Impact - Significant mitigation required Fequired Figh Impact - Significant mitigation required Fequired Figh Impact - Significant mitigation required Figh Impac		Surface Water Flooding – % of land within 1 in 30 incidence (high)	5%
within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Source Protection Zone Fredominantly Flat Predominantly Flat Undulating landscape. Includes an electricity substation at Foxcover Bank. Electricity pylons cut through the east of the site. Probable contamination Steep Slope Undulating Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) High voltage electricity line(+10m buffer zone) High voltage electricity line(+10m buffer zone) Within 1 in 1000 incidence (less) V Undulating landscape. Includes an electricity substation at Foxcover Bank. Electricity pylons cut through the east of the site. Probable contamination due to past mining activity. Electricity Pylons (+10m buffer zone) V Required High Impact - significant mitigation mitigation required required High Impact - significant mitigation required required High Impact - significant mitigation required required		within 1 in 100 incidence (medium)	5%
Conditions & Contamination Conditions & Contamination Predominantly Flat Undulating landscape. Includes an electricity substation at Foxcover Bank. Electricity pylons cut through the east of the site. Probable contamination due to past mining activity. Steep Slope COMAH Development Proximity or COMAH Development Proximity or Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Minerals Safeguarded Area High Voltage electricity line(+10m voltage electricity electricity electricity electricity electricity electricity electricity electricity electricity pylons cut through the east of the east of the site. Probable contaminated on electricity pylons cut through the east of the		within 1 in 1000 incidence (less)	10%
Conditions & Contamination Predominantly Flat Predominantly Flat Undulating landscape. Includes an electricity substation at Foxcover Bank. Electricity pylons cut through the east of the site. Probable contamination due to past mining activity. Steep Slope Electricity Pylon (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Bank. Electricity pylons cut through the east of the site. Probable contamination due to past mining activity. Zero/Low Impact - or minimal mitgation required required Medium Impact - significant mitgation required required required Minerals Legacy (quarries and coal miniming) Minerals Safeguarded Area High Voltage electricity line(+10m		Critical Drainage Area	<
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Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Miffer zone) Medium Impact - or minimal mitigation mitigation required required Mitigation required mitigation required required Mitigation required required		Gentle Slope	con
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Medium Impact - mitigation required mitigation required required Mitigation required Mitigation required required		Steep Slope	<
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Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Caregory 1: Significant Constraints	COMAH Development Proximity or Inner Zone	or n
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Electricity Pylon (+ 10m buffer zone)	<
nd coal	Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land	<
Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Minerals Legacy (quarries and coal mining)	
		Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<



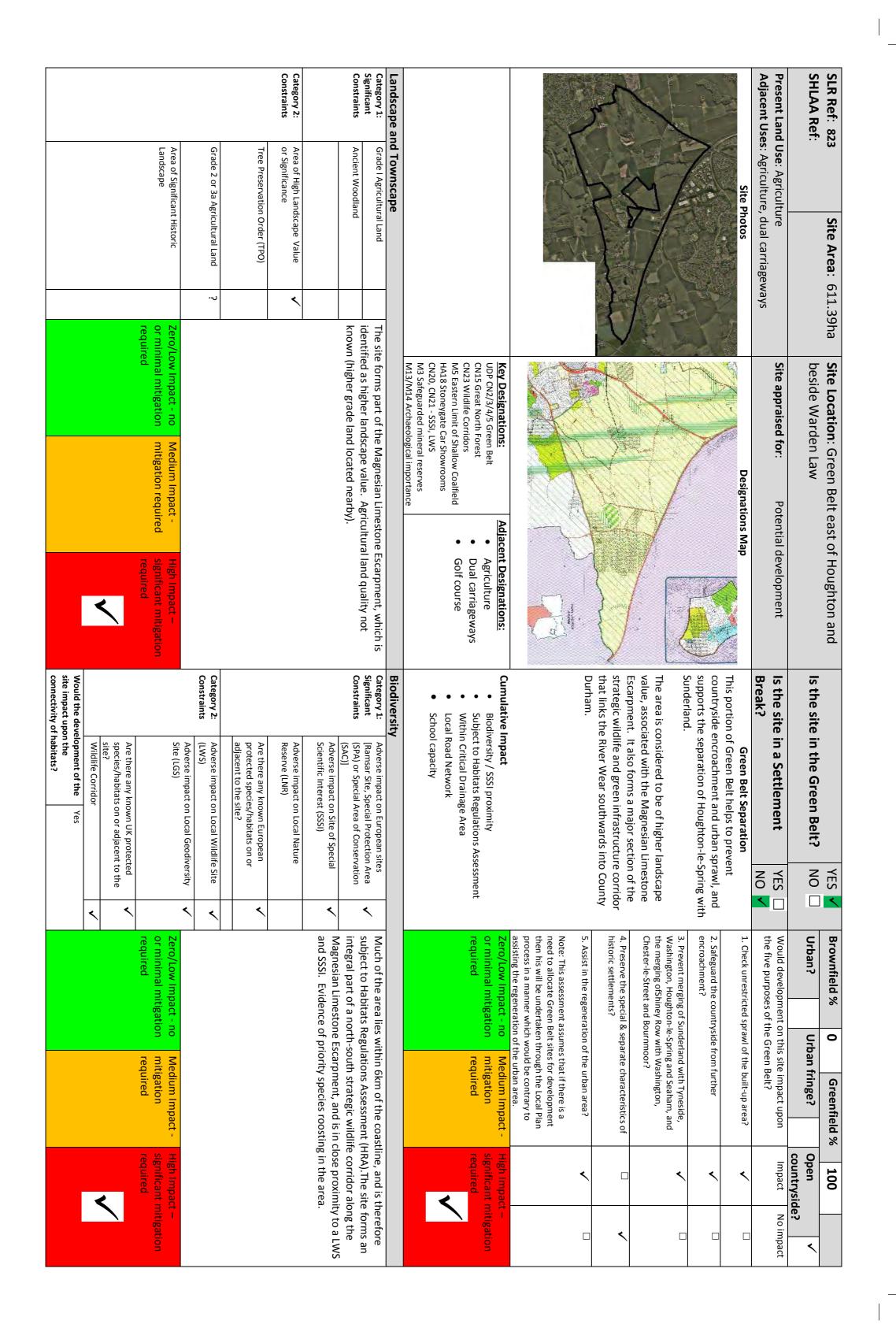
Committed The content of Children and Assessment of Children (Children and Assessment As	Historic Env	Environment and Culture			Green Infrastructure	ucture		
Foreign (1982) Grade (1984)	Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance	gnificance?	Category 1: Significant Constraints	Historic Park or Garden (EH List) Village Green	Site forms a major part linking County Durham cross the area.	of a strategic Green Inf with the River Wear. P
Control March Production Control March March March Production Control March March March Production Control March Ma		World Heritage Site & Setting (+				Cemetery / Churchyard		
Reductioners in the field region can be contained in the contained of the post of the contained of the conta								
Consecution Feel		Grade I/Grade II*Listed Building/Structure			Category 2: Constraints	Public Open Space/Playing Field/Play Area		
Accommendation Notes Accommendation Notes Accommendation Notes Accommendation Notes Accommendation Notes Provided Section Impact Impact of the Control	Category 2:	Grade II Listed Building/Structure				Natural greenspace		
Abende de la force del la force de la force del la force de la force del la force de la f		Conservation Area				Allotment		
Particular Statistics A Communications of Communications of Communications (Communication Projection Projectio								
Productions 2000-25/Contractorial The area less within a Source Protection Zone andposity within a Colline and Service of Bodinary Contractorial Production 2004 Source Protection Zone andposity within a Colline and Service of Bodinary Contractorial Production 2004 Source Protection Zone andposity within a Colline and Service of Bodinary Contractorial Colline and Service of Bodinary Colline and		Archaeological Site (Known & potential)		High Impact – significant mitigation required		lleway) e corridor	\ \	npact -
Pacid 642 Zone 38 (Functional Problem)			<		Is the proposed de designated as oper fields?	ng		
Processor Secure Self-paradornal District Protection Care and partity which in a Critical Enterwenter and partity which is consisted an	Flooding				Infrastructure	and Services		
Flood Resid Zone 2 (High) Flood Resid Zone 2 (Medium Impact - In Continuental Probability of the site to local acade life youth multiply and particular p	Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The area lies within a Source Protection Zone and Drainage Area. Small pockets of 1:30 incidence sexist. Tower incidence potential of groundwater	dpartly within a Critical surface water flooding	Is there road capace Is there water and requirements?	ity for site traffic generation? sewerage capacity for site		
Proof Nes Zone 2 (Needum Values (Substant Val		Flood Risk Zone 3A (High Vulnerability)		o.	Is there education, site requirements? What is the broad local shopping services the community opports	community/health facility capacity for accessibility of the site to local road network rices, public transport, education and		
Groundwater Flooding - Sof land suffice Chooling - Sof land within 1 and incremen (high) within 1 and incremen (high) 1/24 Surface Water Flooding - Sof land within 1 and incremen (high) 1/24 Surface Water Flooding - Sof land 1/24 Surface Water Flooding	Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		High Impact – significant mitigation				
Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land		Groundwater Flooding	required	required			9	
Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Within 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone Predominantly Flat Gentle Slope Undulating Undulating Steep Slope Undulating Steep Slope Electricity Pylon (+ 10m buffer zone) HSE COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Electricity Pylon (+ 10m buffer zone) Minerals Safeguarded Area High Voltage electricity line(+10m Minerals Safeguarded Area High Voltage electricity line(+10m Minerals Safeguarded Mrea High Voltage electricity line(+10m Minerals Safeguarded Area		Surface Water Flooding – % of land within 1 in 30 incidence (high)	1%					
Surface Water Flooding —% of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Fredominantly Flat Onditions & Contamination Predominantly Flat Undulating landscape. Pylons cross the easternmost part of the area Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Impact — significant mitigation mitigation required Fequired High Compact — significant mitigation required Fequired Fequired Figh Impact — significant mitigation required Figh Impact — signific		Surface Water Flooding – % of land within 1 in 100 incidence (medium)	1%					
Critical Drainage Area Source Protection Zone Predominantly Flat COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone)		Surface Water Flooding – % of land	2%	~				
Source Protection Zone Predominantly Flat Gentle Slope Undulating landscape. Pylons cross the easternmost part of the area Electricity Pylon (+ 10m buffer zone) Undulating landscape. Pylons cross the easternmost part of the area Wedium Impact - Or minimal mitigation mitigation required Undulating landscape. Pylons cross the easternmost part of the area High Impact - Significant mitigation required Vequired High Impact - Vequired Fequired Indication required Indication required Indication required Impact - Significant mitigation required Impact - Significant mitigation required Impact - Significant mitigation required Impact - Impact		Critical Drainage Area	<					
Common tine		Source Protection Zone	<					
Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Modium Impact - mitigation mitigation required required required Medium Impact - mitigation required required required Medium Impact - mitigation required required required Minerals Safeguarded Area High Voltage electricity line(+10m Voltage electricity line(+10m	Ground Con	ditions & Contamination			Suitability and	Deliverability		
Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Medium Impact - Significant mitigation required required required Fequired Medium Impact - Significant mitigation required required required Fequired Fequired Minerals Safeguarded Area High Voltage electricity line(+10m Minerals Safeguarded Area High Voltage electricity line(+10m Minerals Safeguarded Area	Topography	Predominantly Flat		nost part of the area	How many homes	could be provided?		
Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) V Zero/Low Impact - no or minimal mitigation mitigation mitigation required required Significant mitigation required required Wedium Impact - significant mitigation required required		Gentle Slope			How many jobs cou	uld the site provide for?		
Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Zero/Low Impact - no Medium Impact - significant mitigation mitigation required required required Figh Impact - significant mitigation required required required Minerals Safeguarded Area High Voltage electricity line(+10m voltage electri		Undulating			Site Appraisal	Conclusion		
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Zero/Low Impact - on Medium Impact - significant mitigation required required Fequired Mitigation required required required Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Steep Slope						
Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Minerals Safeguarded Area	Category 1:	Health & Safety Executive (HSE)	Medium Impact	High Impact –	Forms a large a	rea of Green Belt.		
	Constraints	Inner Zone Electricity Pylon (+ 10m buffer zone)		required				
	Category 2:	HSE COMAH Middle or Outer Zone						
Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	COLORIGINA	Minerals Legacy (quarries and coal	•					
buffer zone)		Minerals Safeguarded Area						
		buffer zone)	_					



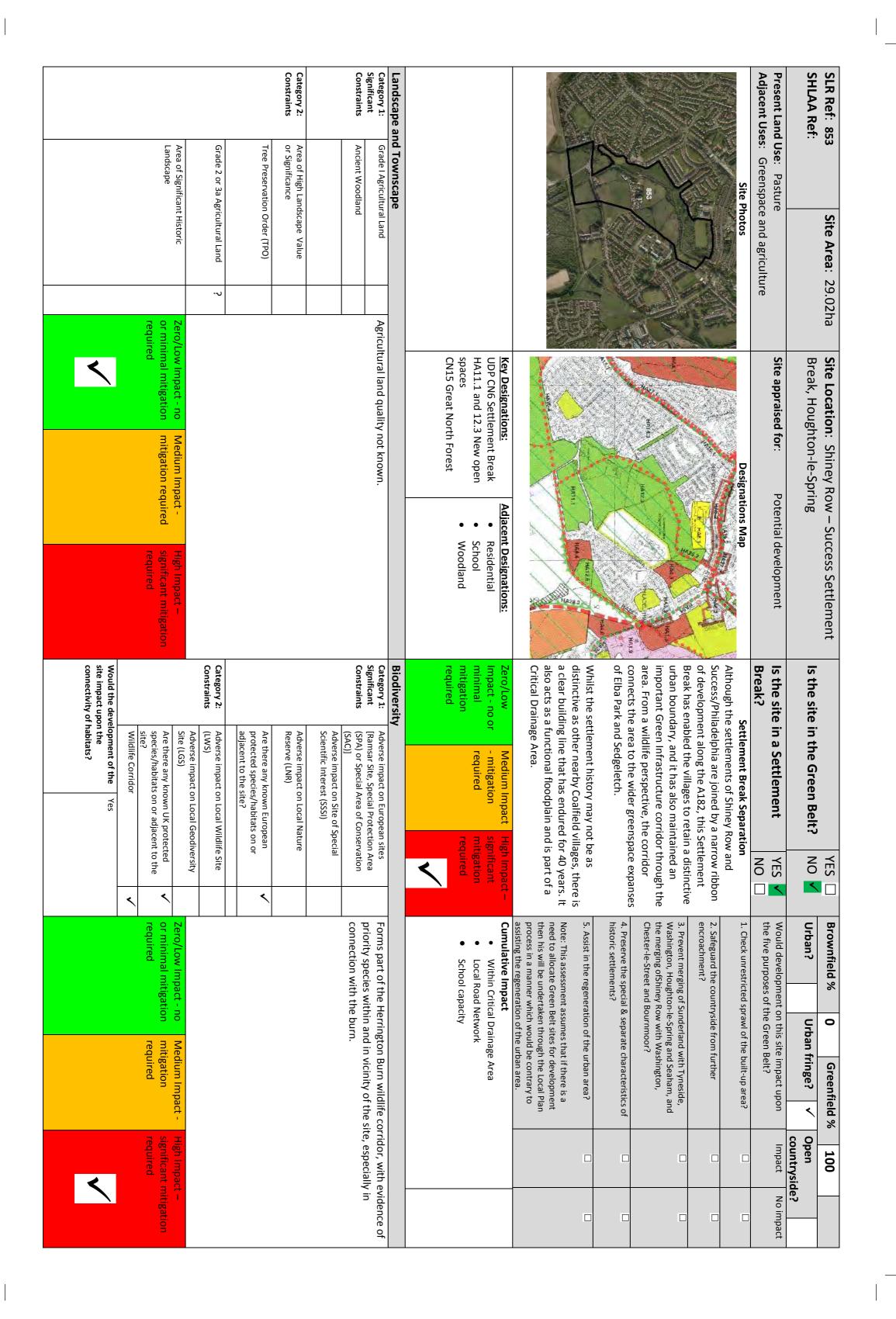
Category 1: Significant Constraints Category 2: Constraints	Site Topography	Ground Co	Constraints	Category 1: Significant Constraints	Flooding	Category 2: Constraints	COBLIG	Category 1: Significant
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Conservation Area Archaeological Site (Known & potential)	World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure	Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated)
Zero/Low Impact - no or minimal mitigation mitigation required required Tequired Medium Impact - significar required required required required	✓ No significant issues identified.		vero/Low impact - no integration integration required required required 1% 1% 1% 1% 10%	The site falls within a Critical Drainage Area, and is partly affected by 1:30 incidence surface water flooding. Area is also subject to lower incidence potential of groundwater flooding.		Zero/Low Impact - no or minimal mitigation mitigation required required		Does the site have any historical or archaeological significance? Local archaeological importance.
High Impact — Site forms part of the Green Belt. significant mitigation required	How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Suitability and Deliverability	High impact— significant mitigation required		designated as open space or playing fields? Infrastructure and Services	Allotment act — t mitigation Is the proposed development site Public Right of Way (cycleway/ footpath/br Green Infrastructu	Constraints Cemetery / Churchyard Category 2: Public Open Space/Playing Field/Play Area	Category 1: Significant
			or minimal mitigation mitigation required required required required required	or letwork,		Zero/Low Impact - no or minimal mitigation required V required	corridor linking the River Wear southwards into County Durham.	The site incorporates Herrington Welfare Park, and a small allotment site. The area forms the edge of the strategic Green Infrastructure



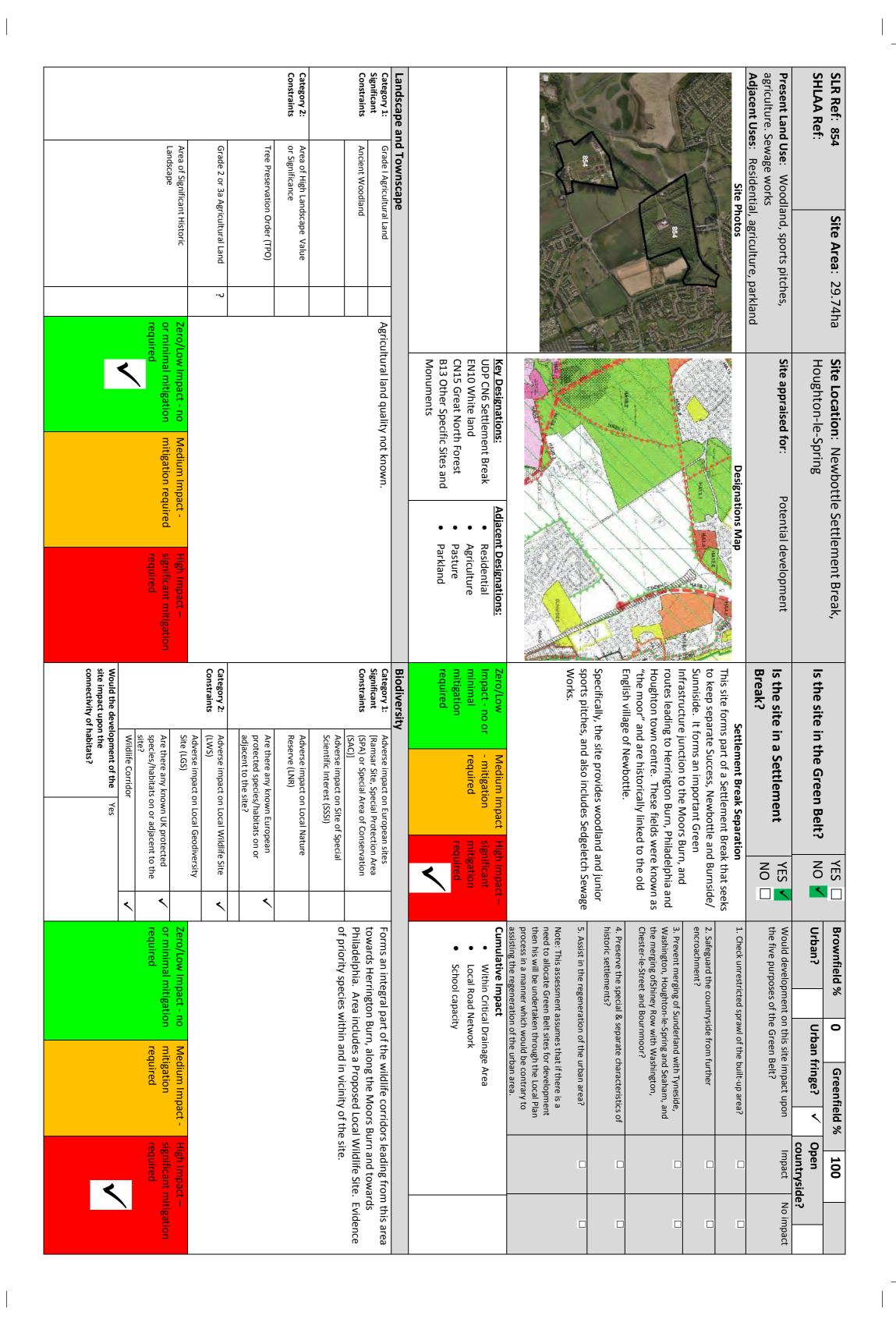
Historic Env	Environment and Culture			Green Infrastructure	ructure			
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? Local archaeological significance.	ignificance?	Category 1: Significant	Historic Park or Garden (EH List)	Site forms part of a stra	part of a strategic Green Infrastructure Corridor. The area allotments, amenity greenspace and natural greenspace.	re Corridor. The ard
Constraints				Constraints	Village Green		o	C
	World Heritage Site & Setting (+ candidate)				Cemetery / Churchyard			
	Grade I/Grade II*Listed Building/Structure			Category 2: Constraints	Public Open Space/Playing Field/Play Area	<		
Category 2:	Grade II Listed Building/Structure				Natural greenspace	<		
	Conservation Area				Allotment	<		
	Archaeological Site (Known & v	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation	Medium Impact - Himitigation si	High Impact – significant mitigation required
		<		Is the proposed development site designated as open space or playin fields?	Is the proposed development site designated as open space or playing fields?	-		<
Flooding				Infrastructure	Infrastructure and Services			
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Source Protection Zone and is subject to lower incidence potential of groundwater flooding.	d is subject to lower	Is there road capa Is there water and requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?			
	Flood Risk Zone 3A (High Vulnerability)			Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	ork,		
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no	High Impact – significant mitigation required			Zero/Low Impact - no or minimal mitigation required	Medium Impact - H mitigation si required re	High Impact – significant mitigation required
	Surface Water Flooding – % of land within 1 in 30 incidence (high)							
	Surface Water Flooding – % of land							
	Surface Water Flooding – % of land	<						
	Critical Drainage Area							
	Source Protection Zone	*						
Ground Cor	Ground Conditions & Contamination			Suitability an	Suitability and Deliverability			
Site Topography	Predominantly Flat	Steeply sloping site.		What is considere How many homes	What is considered suitable on the site? How many homes could be provided?			
	Gentle Slope			How many jobs co	How many jobs could the site provide for?			
				Site Appraisal Conclusion	l Conclusion			
	steep slope			0:00 c				
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	High Impact – significant mitigation	Site forms a la	Site forms a large part of Green Belt.			
Constraints	Electricity Pylon (+ 10m buffer zone)		required					
Category 2:	HSE COMAH Middle or Outer Zone							
Constraints	Minerals Legacy (quarries and coal		<					<
	mining)							
	Minerals Safeguarded Area High Voltage electricity line(+10m							
	buffer zone)							



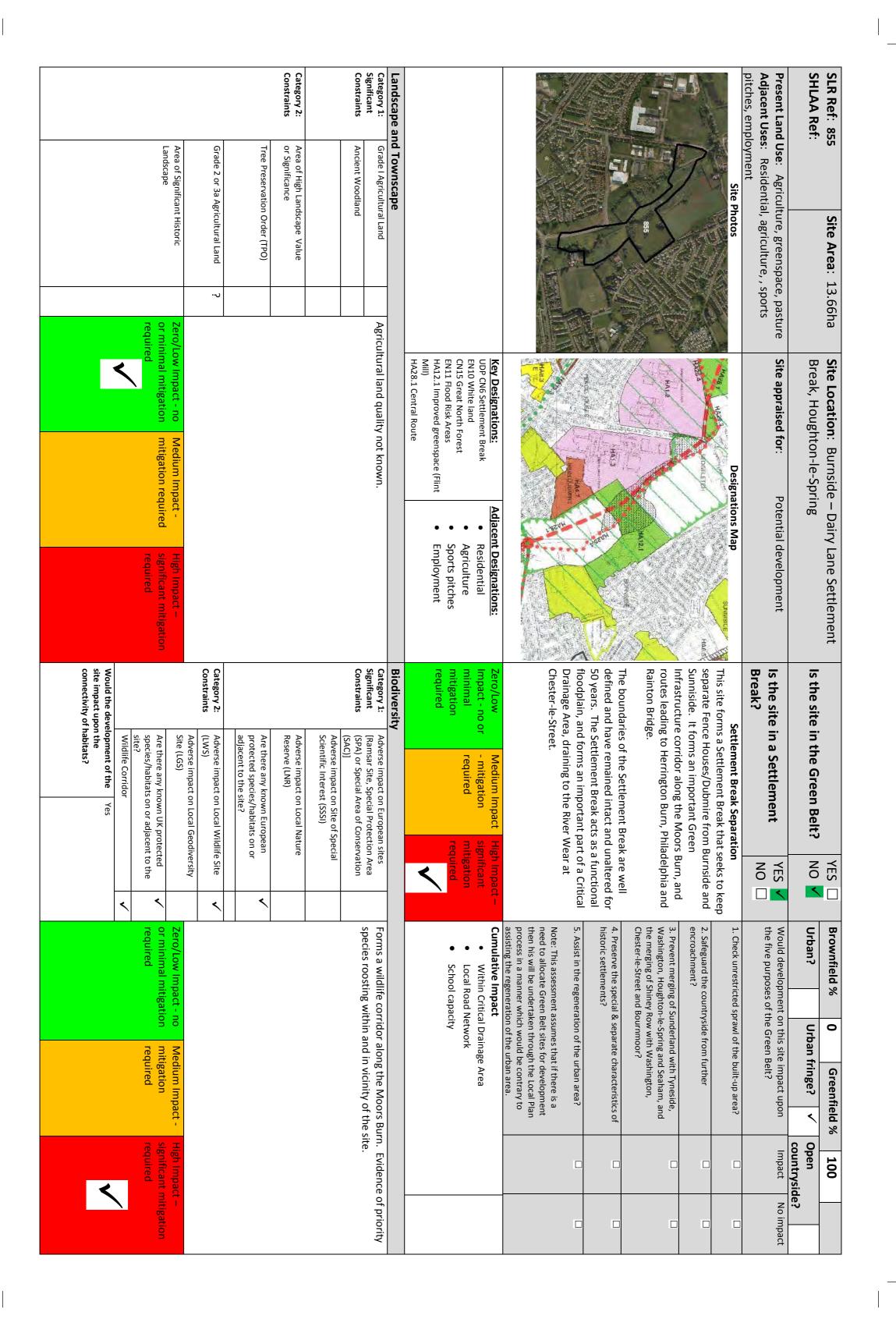
Historic Env Category 1: Significant	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Do	Does the site have any historical or archaeological significance?	ogical significance?	Green Infrastructure Category 1: Historic	Historic Park or Garden (EH List)	Site forms a major part of a strategic Green Infrastructure Corridor	of a strategic Green Ir	nfrastructure Corridor
Constraints		Col viii	village, barrows, former sand pit, historical finds, military significance, Hetton Colliery Railway. Stoneygate Pumping Station is Grade II listed.	tary significance, Hetton e II listed.	Constraints	Village Green	cross the area. Area includes Hillside Cemetery, Sharpley Golf	Sludes Hillside Cemete	ery, Sharpley Golf
	World Heritage Site & Setting (+ candidate)					Cemetery / Churchyard	Conise, Oo-kai tilig lacility allu liullielous liatulai gi eelispates.	ונץ מוזמ וומווופוסטי וומנ	נמומו פו בבווטףמכבט.
	Grade I/Grade II*Listed Building/Structure				Category 2: Constraints	Public Open Space/Playing Field/Play Area	<		
Category 2:	Grade II Listed Building/Structure	<				Natural greenspace	<		
	Conservation Area					Allotment			
	Archaeological Site (Known & potential)	√ Ze or	Zero/Low Impact - no or minimal mitigation mitigation required	High Impact – significant mitigation		Public Right of Way (cycleway/ footpath/bridleway)	✓ Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation	High Impact – significant mitigation
		l et	required	required	Is the proposed development site	evelopment site Yes	required	required	required
			<		designated as ope fields?	designated as open space or playing fields?			<
Flooding					Infrastructur	Infrastructure and Services			
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Mo Sto	Most of the area falls within a Source Protection Zone. The area around Stoneygate also lies within a Critical Drainage Area. Pockets of 1:30 incidence surface water flooding exist across the area. Lower incidence	Zone. The area around ea. Pockets of 1:30 area. Lower incidence	Is there road capa Is there water and requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?			
	Flood Risk Zone 3A (High Vulnerability)	ро	potential of groundwater flooding. Water abstraction at Stoneygate.		Is there education/ site requirements? What is the broad a local shopping serv community opport	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	ork,		
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Ze		High Impact –				Medium Impact -	High Impact –
	Groundwater Flooding	✓ rec	required	required			required	required	required
	Surface Water Flooding – % of land within 1 in 30 incidence (high)	2%							
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	3%		<u> </u>					
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	5%		•					
	Citical Dialilage Alea	\							
Ground Cor	Ground Conditions & Contamination	<			Suitability an	Suitability and Deliverability	ı		
Site	Predominantly Flat	Un	Undulating landscape. Pylons cross the centre and eastern parts of this	nd eastern parts of this	What is considere	What is considered suitable on the site?			
Topography		are	area. Landfill $/$ waste sites exist at warden law and Hillside Farm. Land	nd Hillside Farm. Land	How many home:	How many homes could be provided?			
	Gentle Slope Undulating	Ce to	to the east of Warden Law is a Minerals Safeguarded Area. Cemetery locality is identified as a Coal Referral Area.	rded Area. Hillside Area.	How many jobs co	How many jobs could the site provide for?			
	Steep Slope				Site Appraisal Conclusion	ll Conclusion			
Category 1:	Health & Safety Executive (HSE)	70		High Impact	Site forms nor	+ of +he Green Rel+			
Significant	COMAH Development Proximity or	or Or	or minimal mitigation mitigation required	High Impact — significant mitigation	Site forms par	Site forms part of the Green Belt.			
	Electricity Pylon (+ 10m buffer zone)	✓ rec	required	required					
Category 2:	HSE COMAH Middle or Outer Zone								
	Minerals Legacy (quarries and coal	< <		4					•
	mining) Minerals Safeguarded Area	<							
	High Voltage electricity line(+10m	<							



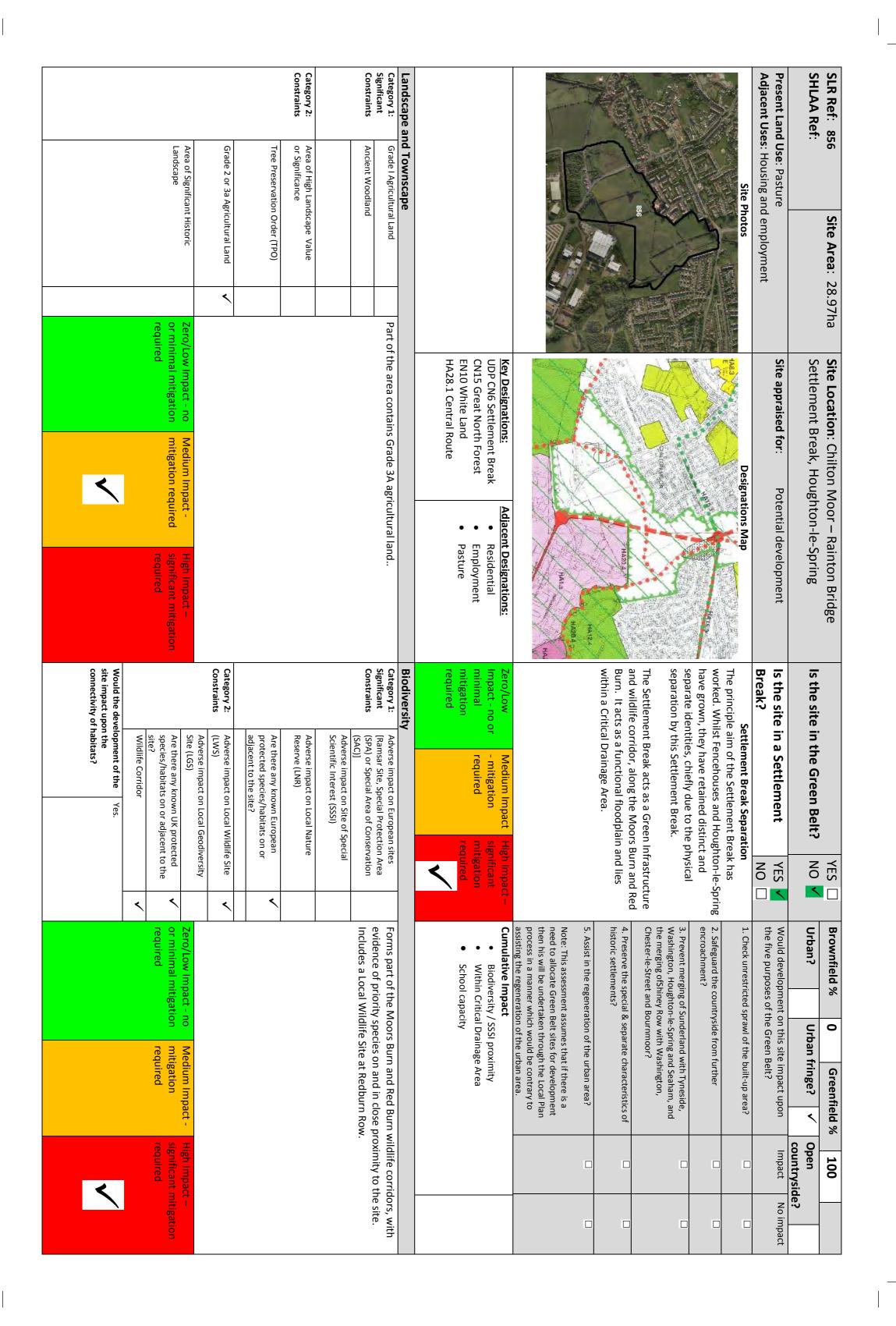
Category 1: Significant Constraints Category 2: Constraints			Topography	Ground Cc						Category 2: Constraints			Category 1: Significant Constraints	Flooding				Category 2: Constraints			Constraints	Category 1:
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Undulating Steep Slope	Gentle Slope	רופטווווומוונץ רומנ	Ground Conditions & Contamination	Source Protection Zone	Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	Surface Water Flooding – % of land within 1 in 30 incidence (high)	Groundwater Flooding	Flood Risk Zone 2(Medium Vulnerability)		Flood Risk Zone 3A (High Vulnerability)	Floodplain)			Archaeological Site (Known & potential)	Conservation Area	Grade II Listed Building/Structure	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	(+ 2011 paliet zolle il liot nesiBilatea)	Category 1: Scheduled Ancient Monument
zero/Low Impact - no or minimal mitigation required required The part of the		<	Identified as a Coal Referral Area.			10%	5%	5%	required	 Zero/Low Impact - no or minimal mitigation Medium Impact - High Impact - significant mitigation 	•	potential of groundwater flooding.	The site lies within a Critical Drainage Area. The western part of the site incorporates the Herrington Burn, and is therefore subject to Flood Zones and 1:30 incidence surface water flooding. Low incidence			✓ Zero/Low Impact - no or minimal mitigation mitigation required required Zero/Low Impact - Medium Impact - Significant mitigation required required					Local archaeological significance.	Does the site have any historical or archaeological significance?
Not suitable for development, forms a significant area of Settlement Break	Site Appraisal Conclusion	How many jobs could the site provide for?	How many homes could be provided?	Suitability and Deliverability							What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Is there education/community/health facility capacity for site requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Infrastructure and Services	Is the proposed development site designated as open space or playing fields?	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Allotment	Natural greenspace	Category 2: Public Open Space/Playing Field/Play ✓ Constraints Area	Cemetery / Churchyard	Constraints Village Green	Category 1: Historic Park or Garden (EH List)
									required required required	al mitigation Medium Impact - mitigation					-	✓ Zero/Low Impact - no Medium Impact - High Impact – or minimal mitigation mitigation required required required required	•		<	Inditural greenspace. Fublic rights of way cross the area.	Burn with Elba Park. The area provides a mixture of different greenspaces – including allotments, sports pitches, amenity and	The area forms a green infrastructure corridor linking Herrington



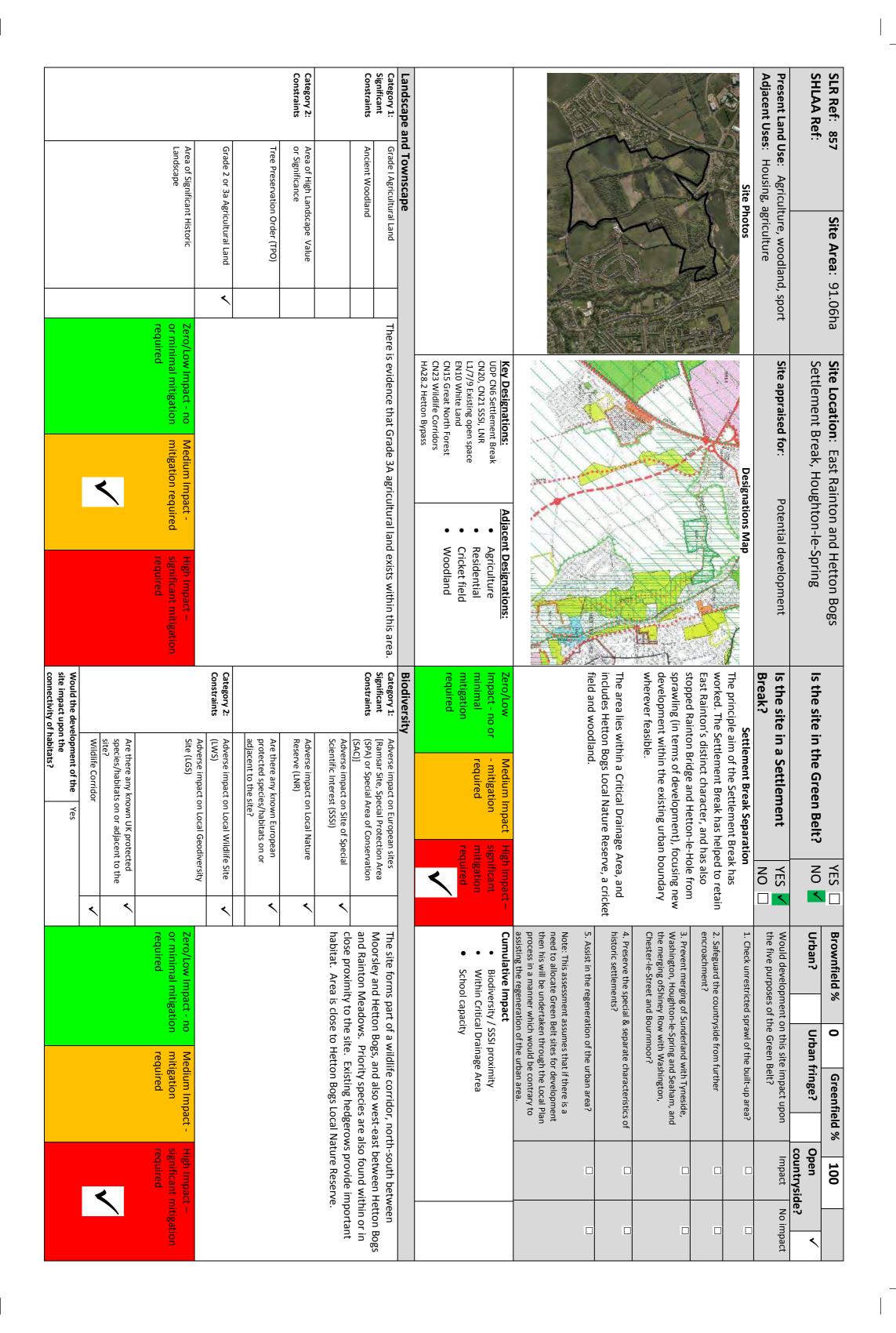
Site Topography Category 1: Significant Constraints Category 2: Constraints	Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Category 1: Significant Constraints
Site Site Topography Gentle Slope Undulating Steep Slope Category 1: Significant Constraints Constraints Constraints Constraints Chargory 2: Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Mifer zone) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
	5% < <	< <	7.0.1	9 - 0
Identified as a Coal Referral Area. A pylon a to the east of the sewage treatment works. Zero/Low Impact - no or minimal mitigation required mitigation required	Zero/Low Impact - no or minimal mitigation required	Lies within a Critical Drainage Area. Treatment Works- which is affected the Moors Burn- and there are addincidence surface water flooding. I groundwater flooding.	Zero/Low Impact - no or minimal mitigation required	Does the site have any historical or archae Local archaeological significance, including and the site of a former isolation hospital
	Medium Impact - mitigation required	Lies within a Critical Drainage Area. The area includes a Sewag Treatment Works- which is affected by flood risk zones associa: the Moors Burn- and there are additional areas subject to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Medium Impact - mitigation required	Does the site have any historical or archaeological significance? Local archaeological significance, including 2 former pits, mineral and the site of a former isolation hospital
A pylon affects the field immediately nt works. High Impact – significant mitigation required	High Impact – significant mitigation required	Lies within a Critical Drainage Area. The area includes a Sewage Treatment Works- which is affected by flood risk zones associated with the Moors Burn- and there are additional areas subject to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	High Impact – significant mitigation required	Does the site have any historical or archaeological significance? Local archaeological significance, including 2 former pits, mineral waggonways and the site of a former isolation hospital
Suitability and Deliverability and Deliverability and Deliverability and Deliverability and Deliverability and Deliverability and Deliverable on the What is considered suitable on the Site provided How many jobs could be provided How many jobs could the site pro		Infrastructure and S Is there road capacity for si Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Natural greensp: Allotment Public Right of (cycleway/ footpat) Green Infrastru Is the proposed development site designated as open space or playing fields?	Green Intrastructure Category 1: Historic Significant Constraints Village (Category 2: Public O Constraints Area
What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion Not suitable for development, forms a significant area of Settlement Break.		Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road ne local shopping services, public transport, education and community opportunities?	Natural greenspace Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor velopment site n space or playing Natural greenspace Yes	Historic Park or Garden (EH LIST) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
orms a significant		Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	y ridleway) ire corridor Yes	arden (εκ μετ) nyard Playing Field/Play
	zer or r req	· ·	V Zen v req	The Bur gree
	Zero/Low Impact - no or minimal mitigation required		Zero/Low Impact - no or minimal mitigation required	The area forms a green infrastructure corridor linking Herring Burn with Elba Park. The area provides a mixture of different greenspaces – including allotments, sports pitches, amenity a natural greenspace. Public rights of way cross the area.
	Medium Impact - mitigation required		Medium Impact - mitigation required	ns a green infrastructure corridor linking Herrington ba Park. The area provides a mixture of different — including allotments, sports pitches, amenity and nspace. Public rights of way cross the area.
	High Impact – significant mitigation required		High Impact – significant mitigation required	The area forms a green infrastructure corridor linking Herrington Burn with Elba Park. The area provides a mixture of different greenspaces – including allotments, sports pitches, amenity and natural greenspace. Public rights of way cross the area.



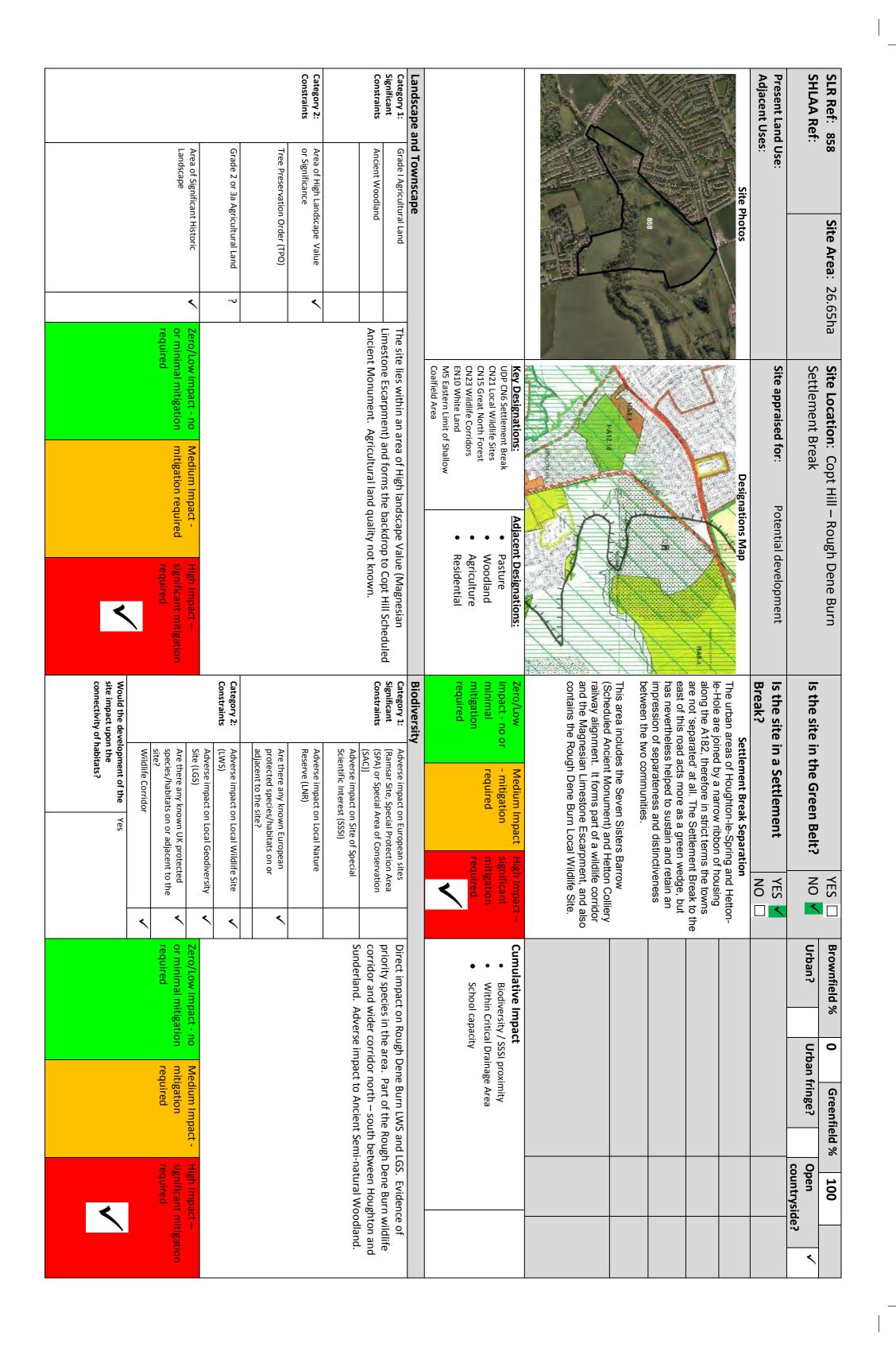
	Ground Condition Site Pred Topography	Category 2: Floor Constraints Vuln Grou Surfa with Surfa with Surfa Surfa Surfa Surfa Surfa	Flooding Category 1: Floor Significant Floor Constraints Floor Vuln		Historic Environ Category 1: Sche Significant (+ 5C Constraints Wor cand Grad Builc
Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Ground Conditions & Contamination Site Predominantly Flat Topography	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
7.0 N	< 0 =	30%	< <	7.0 N	
Zero/Low Impact - no or minimal mitigation required	Identified as a Coal Referral Area. Pylons	Zero/Low Impact - no or minimal mitigation required	Half of the area is affected by flood Moors Burn. Lies within a Critical I areas subject to 1:30 incidence sur potential of groundwater flooding	Zero/Low Impact - no or minimal mitigation required	Does the site have any his ocal archaeological signif
Medium Impact - mitigation required		Medium Impact - mitigation required	Half of the area is affected by flood risk zones associated with the Moors Burn. Lies within a Critical Drainage Area. There are additional areas subject to 1:30 incidence surface water flooding. Lower incidence potential of groundwater flooding.	Medium Impact - mitigation required	Does the site have any historical or archaeological significance? Local archaeological significance, including site of Sedgeletch Mil
High Impact – significant mitigation required	affect the eastern and central	High Impact – significant mitigation required	Half of the area is affected by flood risk zones associated with the Moors Burn. Lies within a Critical Drainage Area. There are additional areas subject to 1:30 incidence surface water flooding. Lower incidence potential of groundwater flooding.	High Impact – significant mitigation required	Does the site have any historical or archaeological significance? Local archaeological significance, including site of Sedgeletch Mill and mill race.
How many jobs could the site provided the site p	Suitability and What is considered How many homes		' 	Allotment Allotment Public Right of (cycleway/ footpat) Green Infrastru Is the proposed development site designated as open space or playing fields?	Green Infrastructure Category 1: Historic Significant Constraints Village (Cemete Category 2: Public Ol Constraints Area
How many jobs could the site provide for? Site Appraisal Conclusion Not suitable for development, forms a significant area of Settlement Break	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided?		Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Cce cce	Historic Park or Garden (EH LIST) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
orms a significant			r site cility capacity for e to local road netwo , education and	y ridleway) re corridor Yes	nrden (EH List) Nyard Naying Field/Play
		or rec	 	V V Zer	The Pul
		Zero/Low Impact - no or minimal mitigation required		Zero/Low Impact - no or minimal mitigation required	The area forms a green infrastructu Rainton Bridge. The Flint Mill site p Public rights of way cross the area.
		Medium Impact - mitigation required		Medium Impact - mitigation required	a green infrastructure corridor linking Elba Park The Flint Mill site provides amenity greenspace.
		High Impact — significant mitigation required		High Impact – significant mitigation required	The area forms a green infrastructure corridor linking Elba Park with Rainton Bridge. The Flint Mill site provides amenity greenspace. Public rights of way cross the area.



Historic Env Category 1: Significant	Historic Environment and Culture Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? Local archaeological significance.	Green Infrastructure Category 1: Historic Significant	ucture Historic Park or Garden (EH List)	Forms part of the Green	Infrastr	of the Green Infrastructure Corridor between Chilton Houghton-le-Spring. Site includes amenity greenspace
Constraints		Local al chaeological significance.	V	Village Green	Colliery Row, plus woodland and natural greenspace (Local Wildlife	land and natural greens	site includes amenity greenspace at id natural greenspace (Local Wildlife
	World Heritage Site & Setting (+ candidate)		Cemet	Cemetery / Churchyard	ole) at Redburn ROW: A	A right of way passes across the site.	ross the site.
	Grade I/Grade II*Listed Building/Structure		Category 2: Public Constraints Area	Public Open Space/Playing Field/Play Area	<u> </u>		
Category 2:	Grade II Listed Building/Structure		Natura	Natural greenspace	<u> </u>		
	Conservation Area		Allotment	nent			
	Archaeological Site (Known & potential)	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required required required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - Heading	High Impact – significant mitigation required
			Is the proposed development site designated as open space or playing fields?	ent site Yes or playing			4
Flooding	_		Infrastructure and Services	ervices			
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Half of the area is affected by flood risk zones associated with the Moors Burn. Lies within a Critical Drainage Area. There are additional areas subject to 1:30 incidence surface water flooding. Lower incidence	Is there road capacity for site traffic generation? al Is there water and sewerage capacity for site requirements?	ite traffic generation? ge capacity for site			
	Flood Risk Zone 3A (High Vulnerability)	potential of groundwater flooding.		Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	·		
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required required required	on .		Zero/Low Impact - no or minimal mitigation required	Medium Impact - Heading to Head Head Head Head Head Head Head Head	High Impact – significant mitigation required
	Surface Water Flooding – % of land 10%						
	Surface Water Flooding – % of land						
	within 1 in 100 incidence (medium)						
	within 1 in 1000 incidence (less) 40%						
	Critical Drainage Area						
	Source Protection Zone						
Ground Cor	Ground Conditions & Contamination			erability			
Site Topography	Predominantly Flat	The site lies within a Coal Referral Area. Part of the area is subject to landfill / waste (beside Rainton Bridge Industrial estate.	What is considered suitable on the site? How many homes could be provided?	e on the site?			
	Gentle Slope		How many jobs could the site provide for?	ite provide for?			
	Undulating		Site Appraisal Conclusion	lision			
	Steep Slope						
Significant	COMAH Development Proximity or	or minimal mitigation mitigation required significant mitigation		Not suitable for development, forms a significant area of Settlement Break			
Constraints	Inner Zone Flectricity Bylon (± 10m huffer zone)	C .		•			
	Electricity Pylon (+ 10m buner zone)						
Category 2: Constraints	le						\
Collectioning							\
	mining)						
	Minerals Safeguarded Area High Voltage electricity line(+10m						
	buffer zone)						

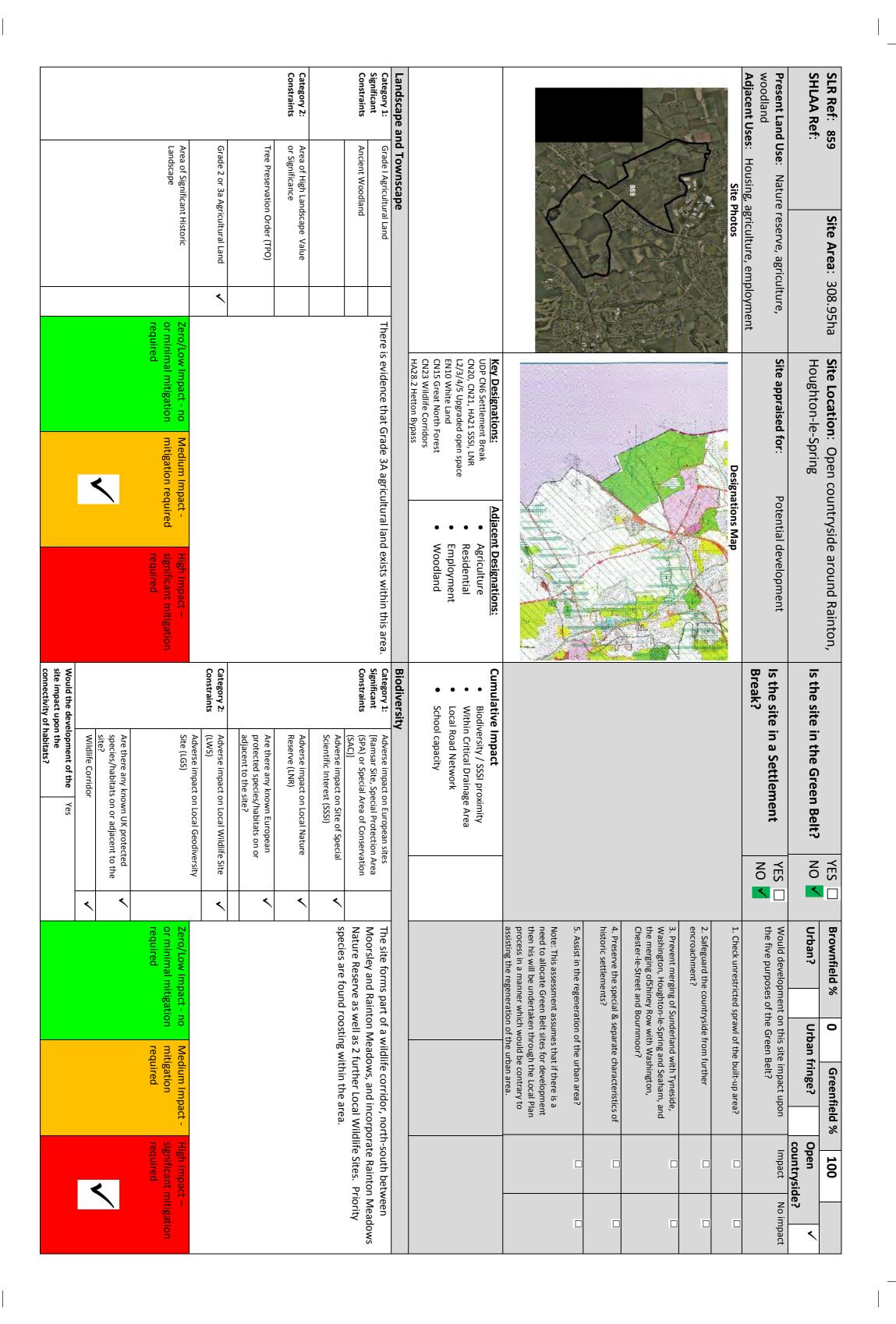


Does the site have any historical or archaeological significance? Category 2: Public Open Space/Playing Hedding to 2 former pits and associated via provided: Constraints Category 2: Public Open Space/Playing Hedding Public Open Space/Playing Public Open Space/Playing Public Open Space/Playing Publ	Topography Gentle Slope Undulating Steep Slope Steep Slope Health & Safety Executive (HSE) Contact Contact Provincitors Steep Slope	Category 2: Flood Risk Zone 2(Medium Vulnerability) Surface Water Flooding - % of land within 1 in 30 incidence (high) Surface Water Flooding - % of land within 1 in 100 incidence (medium) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Significant Constraints (+ 50m buffer zone if not designated) Constraints Category 2: Category 2: Conservation Area Archaeological Site (Known & potential) Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability) Vulnerability)
Category 1: Historic Park or Garden (to us) Bridge to 6 Significant Willage Green Woodland Constraints Cemetery / Churchyard Woodland ficant mitigation if teat mitigation if teat mitigation if teat mitigation if the less within a feat guizements? Public Open Space/Playing Field/Play Corresponded by 1:30 Infrastructure and Services Sithere road capacity for site traffic generation? Infrastructure and services, public transport, education and community opportunities? What is on/sidered suitable on the site? How many bots could the site provided? How many bots could the site provided for? How many bots could the site provided? How many bots could the site provid		Zero/Low Impact - no or minimal mitigation required	Zero/Low Impact - no or minimal mitigation required The eastern part of the area is affected the stream that runs to the west of Nord Critical Drainage Area and small parts of incidence surface water flooding. Meding groundwater flooding.
The site fo Bridge to (woodland former pit) Playing Field/Play Playing Field/Play Promidleway) The site fo woodland former pit The site for the woodland former pit The site for the woodland former pit The site for the woodland for mention	Impact – ficant mitigation iired		ociated act — It mitigation
	ed suitable on the site? ss could be provided? could the site provide for? al Conclusion for development, forms a significant ment Break.		ery / Churchyard Playing Field/Play Open Space/Playing Field/Play I greenspace I greenspace Right of Way ay/ footpath/bridleway) Infrastructure corridor Infrastructure corridor ervices te traffic generation? te traffic generation? te capacity for site inity/health facility capacity for nity/health facility capacity for illity of the site to local road network blic transport, education and
		— —	a

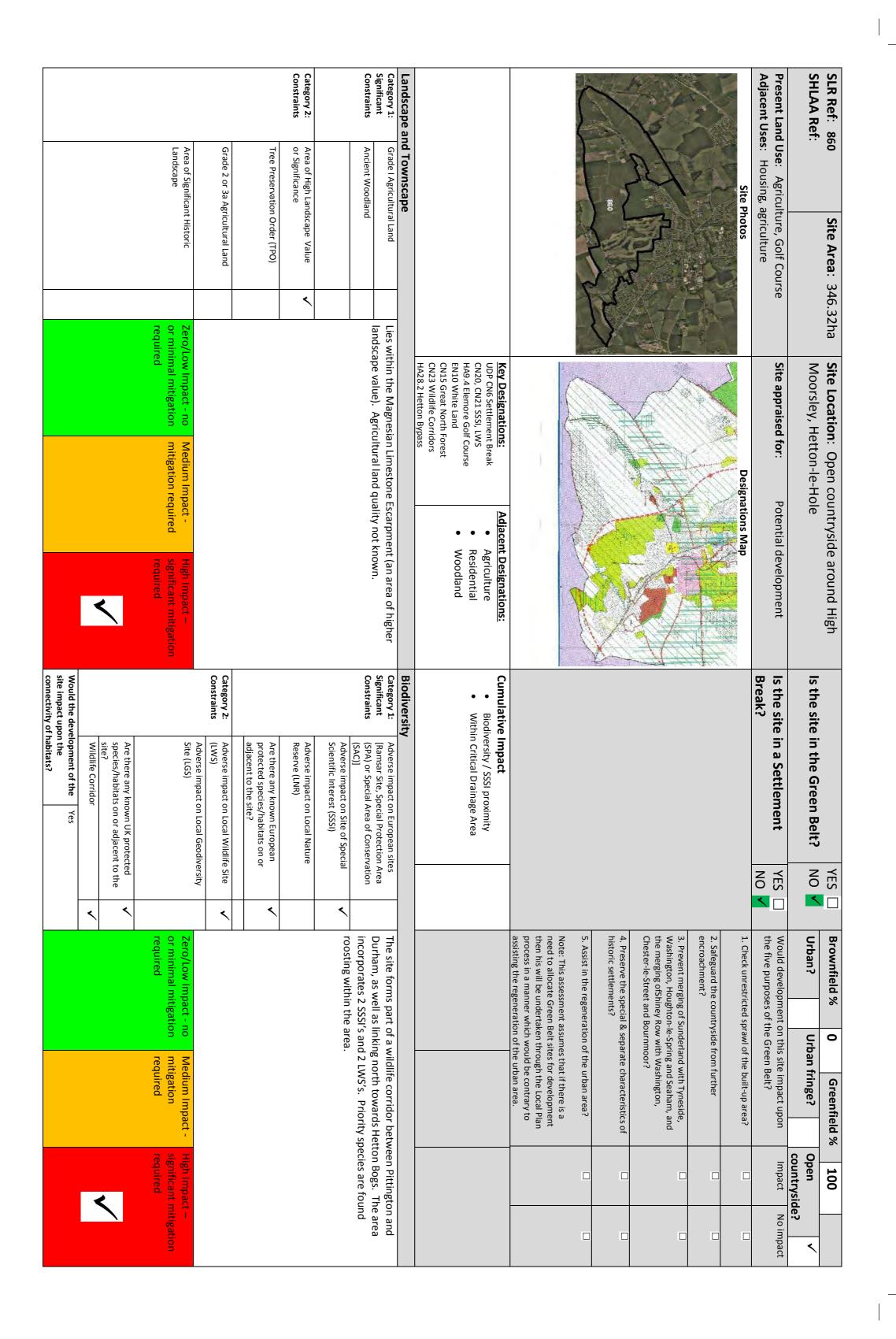


Historic Env	Historic Environment and Culture		Green Infrastructure	ructure		
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? Yes, area includes Copt Hill Scheduled Ancient Monument, as well as the alignment of the former Hetton Colliery Railway.	Category 1: Significant Constraints	Historic Park or Garden (EH LISt) Village Green	The site provides quality natural greenspace associated with Copt Hill and the Hetton Colliery Railway alignemt, and forms part of a Green Infrastructure corridor that runs north-south linking the River	natural greenspace assoc y Railway alignemt, and dor that runs north-sout
	World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard	 Wear to County Durham, as well as the east-west corridor along Rough Dene Burn. A public right of way passes through the site. 	as well as the east-west (ic right of way passes thro
	Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area		
Category 2: Constraints	Grade II Listed Building/Structure			Natural greenspace	<u> </u>	
	Conservation Area			Allotment		
	Archaeological Site (Known & potential)	Zero/Low Impact - no Medium Impact - High Impact – or minimal mitigation mitigation required significant mitigation required	- tigation	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - High Impact - mitigation significant mitigation required
			Is the proposed development site designated as open space or playing fields?	velopment site Yes, natural repace or playing greenspace.		
Flooding			Infrastructure	Infrastructure and Services		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site partly lies within a Critical Drainage Area and Source Protection Zone, and the western part of the site is affected by medium incidence		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?		
	Flood Risk Zone 3A (High Vulnerability)	exist alongside Rough Dene Burn.		Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network,	`	
2		.	local shopping services, pu community opportunities?	local shopping services, public transport, education and community opportunities?		
Category 2: Constraints	Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required required required	tigation		Zero/Low Impact - no or minimal mitigation required	Medium Impact - High Impact - High Impact - mitigation significant mitigation required
	Surface Water Flooding – % of land within 1 in 30 incidence (high) 10%					
	Surface Water Flooding – % of land within 1 in 100 incidence (medium) 10%					
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)					
	Critical Drainage Area					
Ground Cor	Ground Conditions & Contamination		Suitability an	Suitability and Deliverability		
Site Topography	Predominantly Flat	The site has undulating topography, steep around the Rough Dene		What is considered suitable on the site?		
- opo8i apily	Gentle Slope	Burn.	How many homes	How many homes could be provided? How many iobs could the site provide for?		
	Undulating <		Sito Appraisa	Conclusion		
	Steep Slope		site Appraisal coliciusion	Concidation		
Category 1:	Health & Safety Executive (HSE)	Medium Impact -	Not suitable fo	r development forms a significant		
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required required required		Not suitable for development, forms a significant area of Settlement Break		
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land					
	Minerals Legacy (quarries and coal mining)	<				
	Minerals Safeguarded Area High Voltage electricity line(+10m					
	buffer zone)					

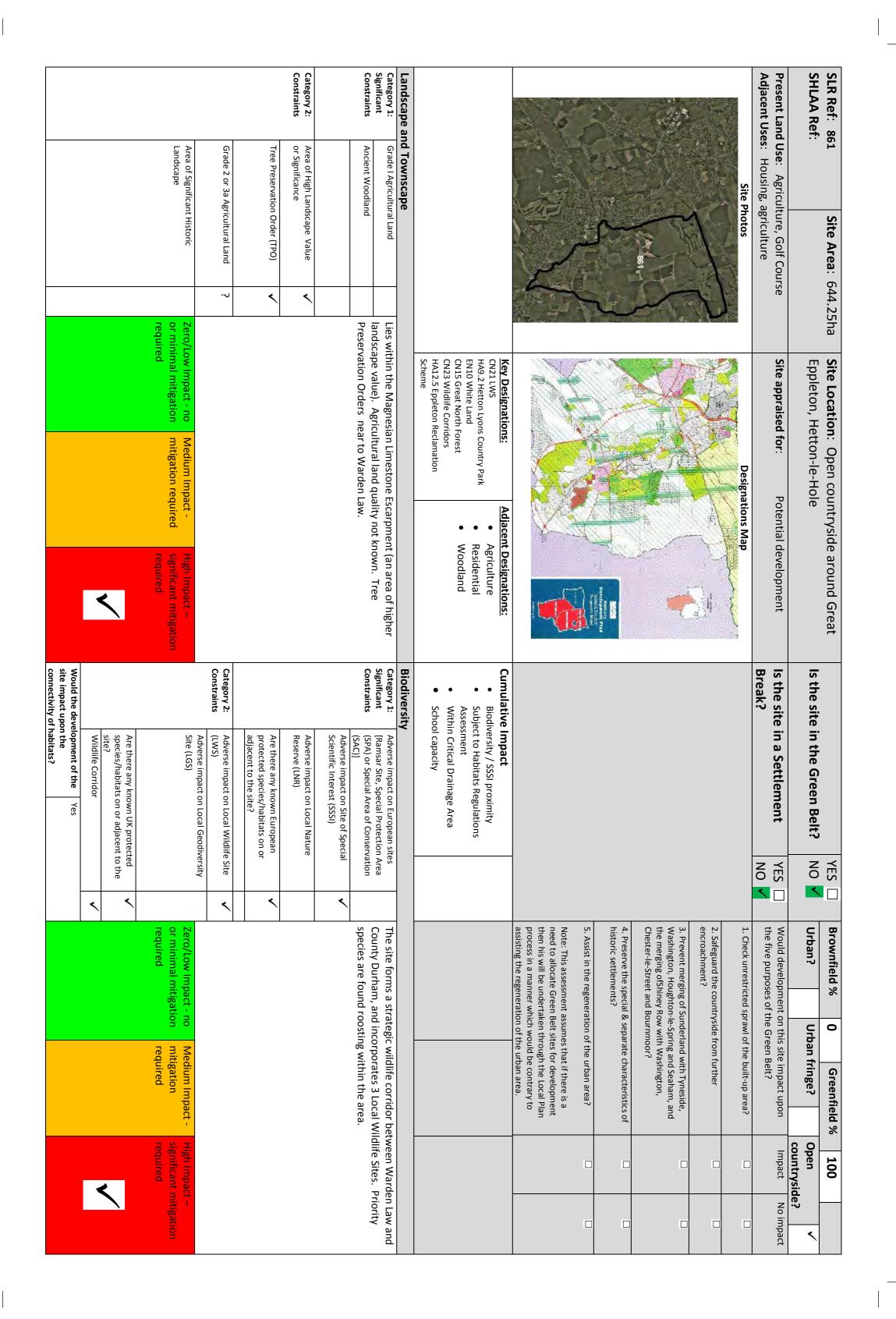
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Category 1: Health & Safety Executive (Significant COMAH Development Prox Inner Zone Electricity Pylon (+ 10m buf Category 2: HSE COMAH Middle or Outout Landfill sites, Contaminated Minerals Legacy (quarries a mining) Minerals Safeguarded Area High Voltage electricity line	ography	Ground Conditions & Contamination Site Predominantly Flat	Category 2: Flood Risk Zone 2(Medium Constraints Vulnerability) Groundwater Flooding Surface Water Flooding – 9 within 1 in 30 incidence (hith Surface Water Flooding – 9 within 1 in 100 incidence (constraint) Surface Water Flooding – 9 within 1 in 100 incidence (constraint) Surface Water Flooding – 9 within 1 in 1000 incidence (constraint) Surface Water Flooding – 9 within 1 in 1000 incidence (constraint) Source Protection Zone	Flooding Category 1: Flood Risk Zone Significant Floodplain) Constraints Flood Risk Zone Vulnerability)	Conservation Area Archaeological Site potential)		Category 1: Scheduled Ancient Monume Significant (+ 50m buffer zone if not de
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	<	ontamination v Flat	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Conservation Area Archaeological Site (Known & potential)	World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure Grade II Listed Building/Structure	Scheduled Ancient Monument (+ 50m buffer zone if not designated)
Zero/Low Impact - no Mor minimal mitigation mrequired	area.	Undulating area Includes two small landfill / waste site	Zero/Low Impact - no Mor minimal mitigation mrequired	The area partly lies within a Critical Drainage Area and parts of the site are affected by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.	Zero/Low Impact - no Mor minimal mitigation mrequired		Does the site have any historical or archaeological significance? Local archaeological importance relating to former mining activity.
Medium Impact - mitigation required req		two small landfill / waste s	Medium Impact - mitigation required req	a Critical Drainage Area and nee surface water flooding indwater flooding.	Medium Impact - mitigation required req		ical or archaeological signific
High Impact – Not significant mitigation forr witi		Coal referral	High Impact – significant mitigation required	parts of the site Medium	High Impact – significant mitigation required Is the p design fields?	Cate	
Not suitable for development- open countryside forming Green Infrastructure and wildlife corridors. with large areas protected for wildlife value.	How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Suitability and Deliverability What is considered suitable on the site?		Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	Cemetery / Churchyard Category 2: Public Open Space/Playing Field/Play Area Natural greenspace	Green Intrastructure Category 1: Historic Park or Garden (EH List) Significant Village Green
			Zero/Low Impact - no or minimal mitigation required mitigation required		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required	area.	The site forms part of a Green Infrastructure corridor linking Rainton Meadows to East Rainton and Moorsley. Much of the area forms natural greenspace, as well as woodland. Rights of Way cross the
			npact - High Impact – significant mitigation required		High Impact – significant mitigation required		structure corridor linking Rainton sley. Much of the area forms land. Rights of Way cross the



						,	mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	
-				<		<	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal	Category 2: Constraints
	Infrastructure and wildlife corridors and including protected wildlife areas.	Infrastructure and wildli protected wildlife areas.	required		required		Electricity Pylon (+ 10m buffer zone)	Collectioning
	Not suitable for development – open countryside of high landscape value, forming strategic Green	Not suitable fo high landscape	High Impact — significant mitigation	Medium Impact - mitigation required	Zero/Low Impact - no or minimal mitigation		Health & Safety Executive (HSE) COMAH Development Proximity or	Category 1: Significant
	College						Steep Slope	1
	Conclusion	Site Appraisa				\	Undulating	
	How many jobs could the site provide for?	How many jobs co					Gentle Slope	
	What is considered suitable on the site? How many homes could be provided?	What is considered How many homes		Coal referral area.	Undulating area. Coal		Predominantly Flat	Site Topography
	Suitability and Deliverability	Suitability and				-	Ground Conditions & Contamination	Ground Co
						<	Source Protection Zone	
						<	Critical Drainage Area	
						<5%	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	
			<			<5%	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	
						<5%	Surface Water Flooding – % of land within 1 in 30 incidence (high)	
required			required		required	<	Groundwater Flooding	
Zero/Low Impact - no Medium Impact - High Impact — or minimal mitigation mitigation significant mitigation			High Impact – significant mitigation	Medium Impact - mitigation required	Zero/Low Impact - no or minimal mitigation		Flood Risk Zone 2(Medium Vulnerability)	Category 2: Constraints
	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	What is the broad accessib local shopping services, pu community opportunities?						
	Is there education/community/health facility capacity for site requirements?	Is there education/ site requirements?	0		Elemore.		Flood Risk Zone 3A (High Vulnerability)	
	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Is there road capa- Is there water and requirements?	es within a Critical Drainage Area and Source and includes areas affected by 1:30 incidence surface ligh incidence potential of groundwater flooding at	The area partly lies within a Critical Drainage Area and Source Protection Zone, and includes areas affected by 1:30 incidenc water flooding. High incidence potential of groundwater floor	The area partly lies within a Critical Drair Protection Zone, and includes areas affe water flooding. High incidence potential		Flood Risk Zone 3B (Functional Floodplain)	Category 1: Significant Constraints
	Infrastructure and Services	Infrastructure				-		Flooding
-	evelopment site Yes In space or playing	Is the proposed development site designated as open space or playing fields?		<				
Zero/Low Impact - no	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor		High Impact – significant mitigation required	Medium Impact - mitigation required	Zero/Low Impact - no or minimal mitigation required	<	Archaeological Site (Known & potential)	
	Allotment						Conservation Area	
	Natural greenspace 🗸						Grade II Listed Building/Structure	Category 2: Constraints
	Public Open Space/Playing Field/Play Area	Category 2: Constraints					Grade I/Grade II*Listed Building/Structure	
cross the area.	Cemetery / Churchyard						World Heritage Site & Setting (+ candidate)	
allotment sites, natural greenspace and sports fields. Rights of Way	Village Green	Constraints		e Pits).	North Hetton and Elemore Pits).			Constraints
The site forms part of a Green Infrastructure corridor linking	Historic Park or Garden (єн цst)	Category 1: Significant	significance?	Does the site have any historical or archaeological significance? Local archaeological importance relating to former mining activity (including	Does the site have any h Local archaeological impo		Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Category 1: Significant
	ructure	Green Infrastructure					Historic Environment and Culture	Historic En



						Minerals Safeguarded Area	
						Minerals Legacy (quarries and coal mining)	
			<			Landfill sites, Contaminated land	Constraints
						HSE COMAH Middle or Outer Zone	Category 2:
	wildlife sites.	wildlife sites.	icquiico		i edan ed	Electricity Pylon (+ 10m buffer zone)	
	lighten the part wildlife position and protected	lugii iaiiuscape	Significant minigation	IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	Of Hillimide Hillelgation	Inner Zone	Constraints
	Not suitable for development – open countryside of	Not suitable for	High Impact —	Medium Impact -	Zero/Low Impact - no	COMAH Development Proximity or	Significant
						Steep Slope	
	Conclusion	Site Annraisal Conclusion			Hetton Lyons.	Undulating <	
	How many jobs could the site provide for?	How many jobs cou	erves at Eppleton and	Safeguarded mineral reserves at Eppleton and	lscape.	Gentle Slope	
	How many homes could be provided?	How many homes could be provided?	on and Hetton Lyons / al Referral Area. Pylons	Hetton Moor. Part of the area lies within a Coal Referral Area. Pylons	Hetton Moor. Part of t	רופעטווווומוונץ רומנ	Topography
	Suitability and Deliverability	Suitability and				Ground Conditions & Contamination	Ground Cor
						Source Protection Zone	
			<			within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	
Zero/Low Impact - no or minimal mitigation mitigation required			High Impact – significant mitigation required	Medium Impact - mitigation required	Zero/Low Impact - no or minimal mitigation required	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Category 2: Constraints
	strere education/community/nealth facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	site requirements? What is the broad accessib local shopping services, pur community opportunities?	of Rough Dene Burn), and medium incidence potential of groundwater flooding.	and medium incidence _l	of Rough Dene Burn), a flooding.	Vulnerability)	
	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Is there road capaci	e Protection Zone and is affected by The area also includes areas affected soding (as well as the upper reaches	The area partly lies within a Source Protection Zone and is affected by Flood Risk Zones at Hetton Lyons. The area also includes areas affecte by 1:30 incidence surface water flooding (as well as the upper reaches	The area partly lies within a Source Prote Flood Risk Zones at Hetton Lyons. The ar by 1:30 incidence surface water flooding	Flood Risk Zone 3B (Functional Floodplain)	Category 1: Significant Constraints
	and Services	Infrastructure and Services					Flooding
	velopment site Yes	Is the proposed development site designated as open space or playing fields?	<				
Zero/Low Impact - no Or minimal mitigation mitigation required required	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor		High Impact – significant mitigation required	Medium Impact - mitigation required	Zero/Low Impact - no or minimal mitigation required	Archaeological Site (Known & potential)	
	Allotment					Conservation Area	
	Natural greenspace 🗸					Grade II Listed Building/Structure	Category 2: Constraints
	Public Open Space/Playing Field/Play ✓ Area	Category 2: Constraints				Grade I/Grade II*Listed Building/Structure	
of Way cross the area.	Cemetery / Churchyard			ırden Law.	the historic village of Warden Law.	World Heritage Site & Setting (+ candidate)	
Country Park and Houghton Golf Course, as well as allotment sites heside the urban area, wildlife sites and nockets of woodland. Rights	Village Green	v	g activity (including dge and furrow. Includes	archaeological importance relating to former mining activity (including Eppleton and Hetton Collieries), and examples of ridge and furrow. Includes	archaeological importanc Eppleton and Hetton Coll		Constraints
The site forms part of a strategic Green Infrastructure corridor	Historic Park or Garden (EH List)	Category 1: Significant	significance? nument. Local	Does the site have any historical or archaeological significance? Close proximity to Copt Hill Scheduled Ancient Monument. Local	Close proximity to Copt H	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Category 1: Significant