

## North May 2016

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## Review Land





		Ţ		Category 2: Constraints	1	Category 1: Significant Constraints	ĕ		SLR Ref: SHLAA Ref: 69 Present Land Use: Adjacent Uses: Ho
	Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape Value or Significance		Ancient Woodland	and Townscape		69 Site Area: 0.46ha Use: Garage, vacant land Site Photos Site Photos
<	Zero/Low Impact - no or minimal mitigation required					No significa		UDI 84/ ECS	
						No significant issues identified.		Key Designations: UDP EN10 White Land B4/6/7 Conservation Area CN23 Wildlife Corridors EC9, L12 Seafront and Coast	Site Location: Re
	Medium Impact - mitigation required							Ist	Site Location: Rear of St George's
	High Impact – significant mitigation required							<ul> <li>Adjacent Designations:</li> <li>Residential</li> <li>Commercial</li> </ul>	<sup>o</sup> <sup>al</sup> s Terrace
Would the development site impact upon the connectivity of habitats?		Category 2: Constraints				Category 1: Significant Constraints	Biodiversity	Cumulative Impact <ul> <li>Biodiversity /</li> <li>Subject to Ha</li> <li>Assessment</li> <li>Within Critici</li> </ul>	Is the site
ent of the ats?	Site (LGS) Are there any known UK protected species/habitats on or adjacent to to the site?	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)	(SAC)] Adverse impact on Site of Special Scientific Interest (SSSI)	Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation	-	<b>tive Impact</b> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area	Is the site in the Green Belt?
Yes	Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site?	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	vn European habitats on or 옷	Local Nature	Site of Special SSSI)	Rawerse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation		mity ulations Area	NO
<		<	<		<	<			
	Zero, or m requ				Site	corri (HRA	2		<b>Brov</b> Woul the fi 1. Che 2. Safi encro encro encro 3. Pre 3. Pre 4. Pre histor 5. Ass 5. Ass 5. Ass 5. Ass 5. Ass 5. Ass

rownfield %	100 Greenfield %	0	
rban?	Urban fringe?	Open countryside?	le?
ould development on this site imp e five purposes of the Green Belt?	ould development on this site impact upon e five purposes of the Green Belt?	Impact	No impact
Check unrestricted sp	Check unrestricted sprawl of the built-up area?		
Safeguard the countryside from further croachment?	yside from further		
Prevent merging of Sunderland with Tynes ashington, Houghton-le-Spring and Seahar e merging ofShiney Row with Washington, ester-le-Street and Bournmoor?	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, ester-le-Street and Bournmoor?		
Preserve the special & storic settlements?	Preserve the special & separate characteristics of storic settlements?		
Assist in the regenera	Assist in the regeneration of the urban area?		
te: This assessment assumes that if there ed to allocate Green Belt sites for develop en his will be undertaken through the Loc ocess in a manner which would be contrar sisting the regeneration of the urban area	te: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
te lies in close pro prridor, and is the IRA). Would impa te also lies in clos	te lies in close proximity (under 2km) of the coastal wildlife orridor, and is therefore subject to Habitat Regulations Assessment IRA). Would impact on priority species, including breeding birds. te also lies in close proximity to ponds. te also lies in close proximity to ponds.	coastal wild egulations A uding breedi	life ssessment ng birds.
ro/Low Impact - no . minimal mitigation quired	no Medium Impact - on mitigation required	High Impact – significant mitigation required	nitigation

Historic Env	Historic 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? Yes. lies within Roker Park Conservation Area and in close proxim		<b>al significance?</b> in close proximity to Roker	Category 1: Significant	Historic Park or Garden (EH List)	H List)	Tec
Constraints			Park Registered Historic Park and Garden.	2		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	ield/Play	
Category 2: Constraints	Grade II Listed Building/Structure						Natural greenspace		
	Conservation Area	۲					Allotment		
	Archaeological Site (Known & potential)		/ Impact - no al mitigation	Medium Impact - mitigation required	High Impact – significant mitigation		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor		✓ Zer
			required	<	required	Is the proposed development site designated as open space or playing	n space or playing		
Flooding						Infrastructure and Services	and Services		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site lies within a Critical Drainage Area. groundwater flooding.	age Area. Low	Low 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?		Acc lan
	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?	bacity for	
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no Medium Impact -	Medium Impact -	High Impact – significant mitigation	Majority of local fa	Majority of local facilities available at the nearest local centre	t local centre	Zer
	Groundwater Flooding	<			required	which is Sea Road.			req
	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	۲							
	Source Protection Zone								
Ground Co	<b>Ground Conditions &amp; Contamination</b>					Suitability and	Suitability and Deliverability		
Site	Predominantly Flat	<	No significant issues identified.			What is considered	What is considered suitable on the site?	sider	
i opogi apity						How many homes	How many homes could be provided?	14 34dpha	a
	Undulating							-	
	Steep Slope					site Appraisal Conclusion	Conclusion		
Category 1:	Health & Safety Executive (HSE)		Zero/Low Impact - no Medium Impact -	Impact -	High Impact –	Potentially suit	Potentially suitable for development if access and	access and	
Significant Constraints	COMAH Development Proximity or Inner Zone		al mitigation	mitigation required	significant mitigation	biodiversity iss	biodiversity issues can be resolved		
	Electricity Pylon (+ 10m buffer zone)		required		required				
Category 2:	HSE COMAH Middle or Outer Zone		,						
Constraints	Minerals Legacy (quarries and coal		<						
	Minerals Safeguarded Area								
	High Voltage electricity line(+10m buffer zone)								



		Yes	Would the development of the site impact upon the connectivity of habitats?	Would the development site impact upon the connectivity of habitats?				<b>&lt;</b>				
	٢		Wildlife Corridor									
or n requ		Are there any known UK protected species/habitats on or adjacent to the site?	Are there any kr species/habitats site?		significant mitigation required	mitigation required		or minimal mitigation required	or minim required		Landscape	
Zero		Adverse impact on Local Geodiversity Site (LGS)	Adverse impact Site (LGS)		High Impact –	Impact -	Medium Impact -	Zero/Low Impact - no	Zero	nt Historic	Area of Significant Historic	
	٢	Adverse impact on Local Wildlife Site (LWS)	Adverse impact (LWS)	Category 2: Constraints						ricultural Land	Grade 2 or 3a Agricultural Land	
		Are there any known European protected species/habitats on or adjacent to the site?	Are there any kr protected specie adjacent to the s							n Order (TPO)	Tree Preservation Order (TPO)	
		Adverse impact on Local Nature Reserve (LNR)	Adverse impact Reserve (LNR)							dscape Value	Area of High Landscape or Significance	Category 2: Constraints
	<	Adverse impact on Site of Special Scientific Interest (SSSI)	Adverse impact Scientific Interes									
subj SSSI	<	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	[Ramsar Site, Sp (SPA) or Special (SAC)]	Significant Constraints						h	Ancient Woodland	Significant Constraints
Site		Adverse impact on European sites		Category 1:	scarpment.	n Limestone E	he Magnesia	Site lies adjacent to the Magnesian Limestone Escarpment.	Site	ral Land	Grade I Agricultural Land	
			<	Rindiversity		-					and Townscane	l andscane a
		legulations	<b>tive Impact</b> Subject to Habitats Regulations Assessment	Cumulative Impact <ul> <li>Subject to Ha</li> <li>Assessment</li> </ul>	<ul> <li>Adjacent Designations:</li> <li>School</li> <li>Local Wildlife Site</li> <li>Residential</li> <li>Sports Pitches</li> </ul>	Adjacen	esignations: NA7.3 Housing Site. Astern Limit of Shallo eld Area Great North Forest Wildlife Corridors	Key Designations: UDP NA7.3 Housing Site. M5 Eastern Limit of Shallow Coalfield Area CN15 Great North Forest CN23 Wildlife Corridors				I IIII
assist		-										
Note: need then												
5. As					Pinnary School							
4. Pre histor					n Bos	X						
Chest									R	79		
3. Pre Wash						ANA		5				
2. Saf encrc						NA291						
1. Ch					di	Designations Map	De			Site Photos	Site P	
Wou the f						Residential	ed for:	Site appraised for:	ol, housing	Amenity greenspace tural greenspace, school,	l <b>se</b> : Na	Present Land Use: Adjacent Uses: Na
Urb			is the site in the green beit:					Fdfill			. 79	SULAA Kel:
Bro		YES			_ane, Town End	West of Hylton Lane,		Site Location:	2.27ha	Site Area: 2		SLR Ref:
l												

rownfield %	0 Greenfield %	100	-
rban?	Urban fringe? 🗸	Open countryside?	ide?
ould development on this site imp e five purposes of the Green Belt?	ould development on this site impact upon e five purposes of the Green Belt?	Impact	No impact
Check unrestricted spi	Check unrestricted sprawl of the built-up area?		
Safeguard the countryside from further croachment?	side from further		
Prevent merging of Sunderland with Tynes ashington, Houghton-le-Spring and Seahar e merging ofShiney Row with Washington, ester-le-Street and Bournmoor?	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, ester-le-Street and Bournmoor?		
Preserve the special & storic settlements?	Preserve the special & separate characteristics of toric settlements?		
Assist in the regenerat	Assist in the regeneration of the urban area?		
te: This assessment assumes that if there ed to allocate Green Belt sites for develop en his will be undertaken through the Loc ocess in a manner which would be contrar sisting the regeneration of the urban area	ite: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
			1
te lies within 6km of the o bject to Habitats Regulat SI and Local Wildlife Site.	te lies within 6km of the coastal wildlife corridor, bject to Habitats Regulations Assessment (HRA). SI and Local Wildlife Site.		and is therefore Lies adjacent to a
<pro -="" impact="" low="" no<br="">minimal mitigation quired</pro>	no Medium Impact - ion mitigation required	High Impact significant m required	High Impact – significant mitigation required
		•	<

Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Category 2:         Constraints         Flooding         Category 1:         Site         Topography         Category 1:         Significant         Category 1:         Significant         Category 1:         Significant         Category 1:         Significant         Constraints         Category 1:         Significant         Constraints         Category 1:         Significant         Constraints         Category 2:         Category 2:         Category 2:	World Heritage Site & Setting (+ candidate)         Grade I/Grade II*Listed Building/Structure         Grade II Listed Building/Structure         Conservation Area         Archaeological Site (Known & potential)         Flood Risk Zone 3B (Functional Flood Risk Zone 3B (Functional Flood Risk Zone 3A (High Vulnerability)         Flood Risk Zone 2(Medium vulnerability)         Groundwater Flooding – % of land within 1 in 100 incidence (high)         Surface Water Flooding – % of land within 1 in 100 incidence (less)         Critical Drainage Area         Source Protection Zone         Source Protection Zone         Source Protection Zone         Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone         Electricity Pylon (+ 10m buffer zone)         HSE COMAH Middle or Outer Zone
	Significant Constraints	(+ SUM BUTTER ZONE IT NOT DESIGNATED)
Work Heritage Site & Setting (+ Grade III Jated Building/Structure     Medium Impact - no For minimal mitigation     Medium Impact - minimal mitigation		
would menuing suice a struing (* Grade (/Grade (1*) iside Building/Structure     Image: Structure       Grade II Listed Building/Structure     Image: Structure       Archaeological Site (froom & Archaeological Site (froom & Prode its: Zone 3a (Functional Flood atis: Zone 20/edum Flood atis: Zone 20/edum Surface Water Flooding - % of land Surface Wa		WA-JU UNITARY CITY D. CATTING (1
Grade (Grade If Listed Building/Structure     Medium Impact - no     Medium Impact - no       Grade II Listed Building/Structure     Zero/Low Impact - no     Medium Impact - or crimininal mitigation     Medium Impact - not required       Archaeological Stie (frown & potential)     Zero/Low Impact - no     Medium Impact - or crimininal mitigation     Medium Impact - not required       Flood Risk Zone 30 (Functional Flood Risk Zone 20 (Risk) Surface Water Flooding - % of Iand Surface Water Flooding - % of Ian		World Heritage Site & Setting (+ candidate)
Building/Structure       Archaeological Site (Known & Zero/Low Impact - no Archaeological Site (Known & Zero/Low Impact - no Proteinal)       Medium Impact - no mitigation required         Archaeological Site (Known & Zero/Low Impact - no Originianal Initigation Required       Flood Bitk Zone 3B (Functional Inicidence potential of groundwater flooding Vulnerability)       Medium Impact - no mitigation required         Flood Bitk Zone 3B (Functional Flooding - Stori Iand Groundwater Flooding - Stori Iand Surface Water Flooding - Stori Iand Wulnerability)       Medium Impact - no mitigation required       Medium Impact - no mitigation required         Surface Water Flooding - Stori Iand Wulnerability       Vulnerability       Zero/Low Impact - no mitigation required       Medium Impact - no mitigation required         Surface Water Flooding - Stori Iand Within 1 in 20 incidence Englised       V       Required       Medium Impact - no mitigation required         Surface Water Flooding - Stori Iand Within 1 in 20 incidence Englised       V       Required       Medium Impact - no mitigation required         Surface Water Flooding - Stori Iand Within 1 in 20 incidence Englised       V       Reduct Impact - no mitigation required         Surface Water Flooding - Stori Iand Within 1 in 20 incidence Englised       V       Reduct Impact - no mitigation required         Surface Water Flooding - Stori Iand Within 1 in 20 incidence Englised       V       Settle Store S		Grade I/Grade II*Listed
Image: Subset of the second state of the second s		Building/Structure
Conservation Area       Archaeological Site (Known & Zero/Low Impact - no potential)     Medium Impact - no required     Medium Impact - no required     Medium Impact - no required     Mitigation required       Flood Rik Zone 38 (Functional Floodplain)     Flood Rik Zone 38 (Functional Floodplain)     Northumbrian Water has raised issues with incidence potential of groundwater flooding     Medium Impact - no required     Medium Impact - no required     Medium Impact - no required       Flood Rik Zone 38 (Functional Floodplain)     Northumbrian Water has raised issues with incidence potential of groundwater flooding     Medium Impact - no or minimal mitigation     Medium Impact - required       Surface Water Flooding Surface Water Flooding - % of land within 1 in 100 diredence (less)     or minimal mitigation or minimal mitigation required     Medium Impact - required       Conditions & Contamination Undustrice Water Flooding - % of land within 1 in 100 diredence (less)     No significant issues identified.       V     Flood Rik Sitely Exercise (less)     Medium Impact - no mitigation required       Undustrice Water Flooding Undustria     V     Significant issues identified.       V     Flood Rik Sitely Exercise (less)     Medium Impact - mitigation required       Interdistices, Contaminated land     V     Redium Impact - mitigation required       Health & Sitely Exercise (loss)     Redium Impact - no required     Medium Impact - required       Health & Sitely Exercise Condustria     Redium Impact - required	Category 2:	Grade II Listed Building/Structure
Archaeological Site (Known &     Zero/Low Impact - no or eminimal mitigation     Medium Impact - no mitigation required     Medium Impact - no required     Medium Impact - no mitigation required       Flood Risk Zone 30 (Functional Flood Risk Zone 30 (Functional Surface Water Flooding - % of Iand Surface Water Flooding - %		Conservation Area
Conditions     Conditional Flood Rek Zone 3D (Functional Flood Rek Zone 3D (Functional Surface Water Flooding - % of Iand Surface		ogical Site (Known
Image: state in the state in the state is the state i		-
2       Flood Risk Zone 3B (Functional Floodplain)       Northumbrian Water has raised issues with incidence potential of groundwater flooding         3       Flood Risk Zone 2(Medium Vulnerability)       Incidence potential of groundwater flooding         4       Flood Risk Zone 2(Medium Vulnerability)       Zero/Low Impact - no or minimal mitigation Flood Risk Zone 2(Medium Vulnerability)       Medium Impact - or minimal mitigation or minimal mitigation       Medium Impact - or mitigation required         5       Flood Risk Zone 2(Medium Vulnerability)       V       Flood Risk Zone 2(Medium Vulnerability)       Medium Impact - or minimal mitigation Vulnerability       Medium Impact - or minimal mitigation         5       Surface Water Flooding -% of land Within 1 in 100 incidence (needium) Vulnerability       V       No significant issues identified.         6       Surface Water Flooding -% of land Within 1 in 100 incidence (needium) Vulnerability       V       No significant issues identified.         7       Fedominantly Flat       V       V       No significant issues identified.         8       Surface Water Flooding - X orie       V       V       Medium Impact - no mitigation required         9       Step Slope       V       V       No significant issues identified.       V         9       Step Slope       V       V       Medium Impact - nor minimal mitigation required         9       Intera		
:       Flood Risk Zone 3A (High Vulnerability)       Northumbrian Water has raised issues with incidence potential of groundwater flooding Flood Risk Zone 3A (High Vulnerability)       Medium Impact - no within 1 in 30 incidence flight)       Medium Impact - no mitigation       Medium Impact - or minimal mitigation or minimal mitigation       Medium Impact - mitigation         :       Flood Risk Zone 2(Medium Vulnerability)       Zero/Low Impact - no or minimal mitigation       Medium Impact - mitigation required         :       Flood Risk Zone 2(Medium Vulnerability)       Impact - mitigation required       mitigation required         :       Flood Risk Zone 2(Medium Vulnerability)       Impact - mitigation required       mitigation required         :       :       :       :       :       Medium Impact - mitigation required         :       :       :       :       :       :       :         :       :       :       :       :       :       :         :       :       :       :       :       :       :         :       :       :       :       :       :       :         :       :       :       :       :       Medium Impact - or minimal mitigation required         :       :       :       :       :       :       :       :	Flooding	
Flood Risk Zone 3A (High         vulnerability)         i         Flood Risk Zone 2(Medium         croundwater 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 (medium)         Surface Water Flooding -% of land         within 1 in 100 incidence (less)         critical Drainage Area         Source Protection Zone         v         Gentle Slope         Undulating         Steep Slope         COMAH Development Proximity or Inner Zone         Electricity Pylon (+ 10m buffer zone)         Electricity Pylon (+ 10m buffer zone)         Hest COMAH Middle or Outer Zone         Landfill sites, Contaminated land         Minerals Legacy (quarries and coal         mining)         Minerals Legacy (quarries and coal         Minerals Legacy (quarries and coal <td>Category 1: Significant Constraints</td> <td>Zone</td>	Category 1: Significant Constraints	Zone
Flood Risk Zone 2(Medium       Zero/Low Impact - no         Groundwater Flooding       or minimal mitigation         Surface Water Flooding - % of land       v         within 1 in 30 incidence (high)       surface Water Flooding - % of land         within 1 in 100 incidence (nedum)       surface Water Flooding - % of land         within 1 in 100 incidence (nedum)       surface Water Flooding - % of land         Surface Water Flooding - % of land       within 1 in 100 incidence (nedum)         Surface Water Flooding - % of land       surface Water Flooding - % of land         within 1 in 100 incidence (less)       c         Critical Drainage Area       surface Water Flooding - % of land         Source Protection Zone       v         Gentle Slope       v         Undulating       v         Inner Zone       v         Electricity Pylon (+ 10m buffer zone)       Zero/Low Impact - no or minimal mitigation         required       zero/Low Impact - no or minimal mitigation         Inner Zone       Zero/Low Impact - no or minimal mitigation         Health & Safety Executive (HSE)       Zero/Low Impact - no or minimal mitigation         Inner Zone       Zero/Low Impact - no or minimal mitigation         High Voltage electricity line(+10m       required         Minerals Safeguarded Area       Minin		Flood Risk Zone 3A (High Vulnerability)
Groundwater Flooding       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 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 100 incidence (less)         Critical Drainage Area       Source Protection Zone         Source Protection Zone       V         Gentle Slope       No significant issues ider         Gentle Slope       V         Undulating       V         Steep Slope       Zero/Low Impact - no or minimal mitigation inner Zone         Electricity Pylon (+ 10m buffer zone)       Zero/Low Impact - no or minimal mitigation inner Zone         HSE COMAH Middle or Outer Zone       V         Handfill sites, Contaminated land       Minerals Legacy (quarries and coal mining)         Minerals Legacy (quarries and coal mining)       Minerals Legacy (quarries and coal mining)         Minerals Legacy in the full on the full	Category 2: Constraints	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         Predominantly Flat         V         Gentle Slope         Undulating         Steep Slope         Electricity Pylon (+ 10m buffer zone)         Electricity Pylon (+ 10m buffer zone)         HSE COMAH Middle or Outer Zone         Inner/S Legacy (quarries and coal mining)         Minerals Legacy (quarries and coal mining)         Minerals Legacy (quarries and coal mining)		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         Predominantly Flat       No significant issues ider         Gentle Slope       ✓         Undulating       ✓         Steep Slope       ✓         Health & Safety Executive (HSE)       Zero/Low Impact - no or minimal mitigation         Inner Zone       ✓         HSE COMAH Middle or Outer Zone       ✓         HSE COMAH Middle or Outer Zone       ✓         High Voltage electricity line(+10m       ✓         Minerals Legacy (quarries and coal mining)       ✓         Minerals Legacy (quarries and coal mining)       ✓		Surface Water Flooding – % of land within 1 in 30 incidence (high)
Surface Water Flooding - % of land within 1 in 1000 incidence (less)       Image: Area         Critical Drainage Area       Source Protection Zone         Source Protection Zone       Image: Area         Conditions & Contamination       Image: Area         Predominantly Flat       No significant issues iden         Gentle Slope       Image: Area         Undulating       Image: Area         Steep Slope       Image: Area         COMAH Development Proximity or Inner Zone       Zero/Low Impact - no or minimal mitigation required         Inner Zone       Zero/Low Impact - no or minimal mitigation indication         Minerals Legacy (quarries and coal mining)       Minerals Legacy (quarries and coal mining)         Minerals Safeguarded Area       High Voltage electricity line(+10m		Surface Water Flooding – % of land within 1 in 100 incidence (medium)
Critical Drainage Area         Source Protection Zone         Conditions & Contamination         Predominantly Flat       No significant issues iden         V       Gentle Slope       ✓         Undulating       ✓         Steep Slope       ✓         Inner Zone       Zero/Low Impact - no or minimal mitigation         Inner Zone       Zero/Low Impact - no or minimal mitigation         Electricity Pylon (+ 10m buffer zone)       Zero/Low Impact - no or required         Minerals Legacy (quarries and coal mining)       Minerals Safeguarded Area         High Voltage electricity line(+10m       High Voltage electricity line(+10m		Surface Water Flooding – % of land within 1 in 1000 incidence (less)
Source Protection Zone       No significant issues ider         Conditions & Contamination       No significant issues ider         Predominantly Flat       No significant issues ider         Gentle Slope       V         Gentle Slope       V         Undulating       V         Steep Slope       V         COMAH Development Proximity or Inner Zone       Zero/Low Impact - no or minimal mitigation required         Electricity Pylon (+ 10m buffer zone)       Zero/Low Impact - no or minimal mitigation required         Minerals Legacy (quarries and coal mining)       Minerals Legacy (quarries and coal mining)         Minerals Safeguarded Area       Minerals Safeguarded Area		Critical Drainage Area
Conditions & Contamination         Predominantly Flat       No significant issues ider         V       Gentle Slope       V         Gentle Slope       V         Undulating       V         Steep Slope       V         COMAH Development Proximity or Inner Zone       Zero/Low Impact - no or minimal mitigation         Electricity Pylon (+ 10m buffer zone)       Zero/Low Impact - no or minimal mitigation         HSE COMAH Middle or Outer Zone       V         Landfill sites, Contaminated land       V         Minerals Legacy (quarries and coal mining)       V         High Voltage electricity line(+10m       High Voltage electricity line(+10m		Source Protection Zone
Predominantly Flat       No significant issues ider         Gentle Slope       Imdulating         Undulating       Imdulating         Undulating       Imdulating         Steep Slope       Imdulating         COMAH Development Proximity or Inner Zone       Zero/Low Impact - no or minimal mitigation required         Electricity Pylon (+ 10m buffer zone)       required         HSE COMAH Middle or Outer Zone       Imining)         Minerals Legacy (quarries and coal mining)       Imining         Minerals Safeguarded Area       Imining         High Voltage electricity line(+10m       Imine(+10m	Ground Cor	ditions & Contamination
Gentle Slope       ✓         Undulating       ✓         Undulating       ✓         Steep Slope       ✓         Health & Safety Executive (HSE)       Zero/Low Impact - no or minimal mitigation no or minimal mitigation required         Electricity Pylon (+ 10m buffer zone)       Fero/Low Impact - no or minimal mitigation no or minimal mitigation required         HSE COMAH Middle or Outer Zone       Imining)         Minerals Legacy (quarries and coal minimal)       ✓         Minerals Safeguarded Area       ✓         High Voltage electricity line(+10m       Imine(+10m	Site Topography	Predominantly Flat
Genue supe       Condulating         Undulating       Undulating         Steep Slope       Zero/Low Impact - no or minimal mitigation inner Zone         COMAH Development Proximity or Inner Zone       Or minimal mitigation required         Electricity Pylon (+ 10m buffer zone)       required         HSE COMAH Middle or Outer Zone       Imining         Minerals Legacy (quarries and coal mining)       Minerals Safeguarded Area         High Voltage electricity line(+10m       High voltage electricity line(+10m		
Undulating         Steep Slope         Image: 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)         High Voltage electricity line(+10m		Gentle Slope
Steep Slope         :       Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone       Zero/Low Impact - no or minimal mitigation         :       Health & Safety Executive (HSE)       or minimal mitigation         :       HSE COMAH Middle or Outer Zone       required         :       HSE COMAH Middle or Outer Zone       required         :       HSE COMAH Middle or Outer Zone       Iminimal mitigation         Minerals Legacy (quarries and coal mining)       Minerals Safeguarded Area       Iminimal mitigation         High Voltage electricity line(+10m       Minerals Safeguarded Area       Iminimal mitigation		Undulating
<ul> <li>Health &amp; Safety Executive (HSE)</li> <li>COMAH Development Proximity or Inner Zone</li> <li>Electricity Pylon (+ 10m buffer zone)</li> <li>HSE COMAH Middle or Outer Zone</li> <li>Landfill sites, Contaminated land</li> <li>Minerals Legacy (quarries and coal mining)</li> <li>Minerals Safeguarded Area</li> <li>High Voltage electricity line(+10m</li> </ul>		Steep Slope
s 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)	Category 1: Significant	fety Executive (HSE) velopment Proximity
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)	Constraints	Inner Zone
		Electricity Pylon (+ 10m buffer zone)
	Category 2:	HSE COMAH Middle or Outer Zone
mining) Minerals Safeguarded Area High Voltage electricity line(+10m		Minerals Legacy (quarries and coal
High Voltage electricity line(+10m		Minerals Safeguarded Area
huffer zone)		



			1			Category 2: Constraints		Constraints	Category 1: Significant	Landscape and			SLR Ref: SHLAA Ref:
		Landscape	Area of Significant Historic	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape or Significance		Ancient Woodland	Grade I Agricultural Land	and Townscape			8
			Historic	cultural Land	Order (TPO)	cape Value			l Land			se: Industrial / vacant Football stadium, greenspace Site Photos	Site Area: 7.20ha
		or r	≺ Zer			٢		Cer	His				20ha
		or minimal mitigation required	Zero/Low Impact - no					Ivlagnesian Limestone g Centre.	Historic riverside landscape,		Key Designations: Alteration No.2: NA3A.1 Stadium Park – leisure-led mixed use site. NA3A.2 Sheepfolds – mixed use developmend. UDP CN23 Wildlife Corridors	Site appraised for:	Site Location: Sunderland
<		mitigation require	Medium Impact -					gorge, views trom w	cape, coal mining, co		dium site. use		<b>n</b> : Stadium Villa
		đ	High Impact –					Magnesian Limestone gorge, views from Wearmouth Bridge and City Centre.	coal staithes/shipment,		<ul> <li>Adjacent Designations:</li> <li>Football Stadium</li> <li>Residential</li> <li>Commercial</li> <li>Riverside</li> </ul>	Residential / mixed use	age, South Sheepfolds,
Would the development site impact upon the connectivity of habitats?				Category 2: Constraints				Constraints	Category 1: Significant	Biodiversity	Cumulative Impact <ul> <li>Subject to Ha</li> <li>Assessment</li> <li>Within Critic</li> <li>School capac</li> </ul>	Alt	Is the site
ient of the ats?	Wildlife Corridor	Are there any known UK protected species/habitats on or adjacent to site?	Adverse impact on Site (LGS)	Adverse impact on (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)	(SPA) or Special Ar (SAC)]		Y	<b>tive Impact</b> Subject to Habitats Regulations Assessment Within Critical Drainage Area School capacity	Alteration No.2 Designations Map	Is the site in the Green Belt?
Yes		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)	wn European /habitats on or <u>e</u> ?	า Local Nature	ר Site of Special (SSSI)	(SPA) or Special Area of Conservation (SAC)]	Adverse impact on European sites [Ramsar Site. Special Protection Area		3 Area		h Belt? NO
-	٢	<						•	९			EUS DE LE DE	
		or m requ	Zero	. L		I	adjad (inclu	(HRA	Site			Woul the fi 1. Che 2. Safi 2. Safi encro 9. Pre 4. Pre histor 5. Ass 5. Ass 5. Ass	Bro

rownfield % 100	00 Greenfield %	0	
rban? 🗸 Ur	Urban fringe?	Open countryside?	le?
ould development on this site impact upon e five purposes of the Green Belt?	nis site impact upon reen Belt?	Impact	
Check unrestricted sprawl of the built-up area?	of the built-up area?		
Safeguard the countryside from further croachment?	from further		
Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?	rland with Tyneside, rring and Seaham, and ith Washington, moor?		
Preserve the special & separate characteristics of storic settlements?	arate characteristics of		
Assist in the regeneration of the urban area?	of the urban area?		
ote: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.	hes that if there is a lites for development hrough the Local Plan vould be contrary to the urban area.		
te lies in close proxim prridor, and is therefo	te lies in close proximity (under 2km) of the coastal wildlife orridor, and is therefore subject to Habitats Regulations Assessment	coastal wild Regulations ,	life Assessment
re lies in close proximity (under 2kn prridor, and is therefore subject to H IRA). Site also forms part of the Rive Jjacent to a Local Wildlife Site. Evid ncluding breeding birds) in the area.	re lies in close proximity (under zkm) of the coastal wildine prridor, and is therefore subject to Habitats Regulations Asse IRA). Site also forms part of the River Wear corridor and lies Jjacent to a Local Wildlife Site. Evidence of priority species rcluding breeding birds) in the area.	coastal with Regulations , corridor and priority spec	
ero/Low Impact - no minimal mitigation	Medium Impact - mitigation	High Impact – significant mitigation	t – nitigation
quired	required	required	0000
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Constraints Constraints Constraints Category 2: Category 2: Constraints Mineral Mineral High Vo	Ground Conditi Site Pree Topography Gen Unc Stee	Category 2: Floc Constraints Vul Gro Surf Surf Surf Surf Crit Surf Surf Surf Surf	Flooding Category 1: Floc Significant Floc Constraints Floc Vulr	Category 1: Significant Constraints Category 2: Constraints Constraints Constraints Constraints Constraints Constraints Constraints Constraints
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 Topography Gentle Slope Undulating Steep Slope 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)	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       Grade II Listed Building/Structure         Conservation Area       Archaeological Site (Known & potential)
< < < <	<b>\</b>	10%		
required	Pylons affect the south-west corner of the contaminated land due to industrial uses. Referral Area.	Zero/Low Impact - no or minimal mitigation required	The site lies within a Critical Drainage Area 1:100 incidence surface water flooding. Lo groundwater flooding.	Does the site have any historical or archaeologic         Yes, site of former Wearmouth Colliery, and asso         including the Grade II listed coal staithes and grad         stables. Site within settings of grade II* listed Mo         grade II listed Wearmouth Road and Rail Bridges.         within historic village that existed at Sheepfolds.         Light.         Zero/Low Impact - no         required         Medium Impact - no         required
mitigation required		Medium Impact - mitigation required		Does the site have any historical or archaeological significance?         Yes, site of former Wearmouth Colliery, and associated industrial heritage, including the Grade II listed coal staithes and grade II listed former NEER stables. Site within settings of grade II* listed Monkwearmouth Station and grade II listed Wearmouth Road and Rail Bridges. Southern part of the site within historic village that existed at Sheepfolds. Site surrounds the Stadiuu Light.         Zero/Low Impact - no required       Medium Impact - for mitigation required         Medium Impact - no required       Medium Impact - for mitigation required         Medium Impact - no required       Medium Impact - for mitigation required         Medium Impact - no required       High Impact - for mitigation required         Medium Impact - no required       High Impact - for mitigation required
required	site. Potential for Site lies within a Coal	High Impact – significant mitigation required	and is affected in places by w incidence potential of	al significance? ciated industrial heritage, de II listed former NEER nkwearmouth Station and Southern part of the site Site surrounds the Stadium of significant mitigation required
	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	Highly 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?	Category 1:       Historic Park         Significant       Village Green         Constraints       Cemetery / Q         Category 2:       Public Open S         Constraints       Area         Natural green       Natural green         Is the proposed development site designated as open space or playi fields?       Is the proposed development site
	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	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?	Category 1:       Historic Park or Garden (EH List)         Significant Constraints       Village Green         Category 2:       Public Open Space/Playing Field/Play         Constraints       Public Open Space/Playing Field/Play         Area       Natural greenspace         Villegeway/ footpath/bridleway)       Public Right of Way         (cycleway/ footpath/bridleway)       Green Infrastructure corridor         Is the proposed development site designated as open space or playing fields?       Yes, small areas
	<ul> <li>Residential and mixed use</li> <li>284 53dpha</li> <li>57?</li> </ul>		ieration? r site icility capacity for e to local road netwo ; education and	arden (EH List) hyard hyard playing Field/Play playing Field/Play ridleway) 
	and mixed	Zero/ or mi requi	Furth fully.	Site ir River V Zero/ or mi ite.



Area of Sig Landscape	Category 2: Area o Constraints Tree P Grade	Landscape and Tox       Category 1:     Grade       Significant     Ancien       Constraints     Ancien			Present Land Use: Adjacent Uses: Co	SLR Ref: SHLAA Ref: 90
Area of Significant Historic Landscape	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land	and Townscape Grade I Agricultural Land Ancient Woodland		8	Present Land Use: Housing, commercial, greenspace Adjacent Uses: Commercial and civic space Site Photos	Site Area: 1.53ha
<	<hr/>				, greenspa )ace	1.53ha
Zero/Low Impact - no or minimal mitigation required		Historic riverside industrial landscape, Magnesian Limestone gorge, views from and setting of Wearmouth Bridge.	Key Designations:Adjacent Designations:Alteration No.2: NA3B.1• RiversideResidential / student accom / assembly and leisure / business / small scale retail.• Residential • Residential • EmploymentUDP CN23 Wildlife Corridors NA30.4 Key viewpointsUDP CN23 Wildlife Corridors		ICE Site appraised for: Residential	Site Location: St Peter's Wharf 2+3, Cha Road, Bonnersfield, Sunderland
High Impact – significant mitigation required		e gorge,	nt <u>ons:</u>			Chandlers
Site (LG Are thei species, site? Would the development site impact upon the connectivity of habitats?	Category 2: Constraints	<b>Biodiversity</b> Category 1: Significant Constraints	<ul> <li>Cumulative Impact</li> <li>Subject to Ha Assessment</li> <li>Within Critic</li> </ul>		Alt	Is the site
Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor Wildlife Corridor 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) Adverse impact on Local Geodiversity		<b>tive Impact</b> Subject to Habitats Regulations Assessment Within Critical Drainage Area	Vearmouth Bridge	Alteration No.2 Designations Map	Is the site in the Green Belt?
t to the	e or fe Site	ites n Area rvation			Map	VES
Zero, or mi requi		Site li corric (HRA corric in the		2. Safe encroa 3. Pree Washi the ma Chesta Chesta A. Pree histori 5. Assi 5. Assi need t then h	Would the fiv	Brov Urba

rownfield %		100	<b>Greenfield</b> %	0	
rban?		Jrban (	Urban fringe?	Open countryside?	łe?
ould development on this site impact upon e five purposes of the Green Belt?	ent on s of the	this site Green E	impact upon 3elt?	Impact	No impact
Check unrestricted sprawl of the built-up area?	ed sprav	vl of the	built-up area?		
Safeguard the countryside from further croachment?	ountrysi	de from f	urther		
Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?	of Sunc hton-le- ley Row nd Bour	lerland w Spring ar with Wa nmoor?	vith Tyneside, nd Seaham, and shington,		
Preserve the special & separate characteristics of storic settlements?	cial & se s?	eparate c	haracteristics of		
Assist in the regeneration of the urban area?	eneratio	n of the	urban area?		
ste: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.	ent assu ·een Bel dertaker er which eration	imes tha t sites fo h through would b of the ur	t if there is a r development 1 the Local Plan e contrary to ban area.		
		Ī			
te lies in close orridor, and is IRA). Site also orridor, with e the area.	videnc	ore sub part o e of pri	te lies in close proximity (under 2km) of the coastal wildlife orridor, and is therefore subject to Habitats Regulations Assessment IRA). Site also forms part of the River Wear strategic wildlife orridor, with evidence of priority species (including breeding birds) the area.	re coastal wild rs Regulations , ar strategic wild including breed breed	
ero/Low Impact - no - minimal mitigation	ct - no gation	Me	Medium Impact - mitigation	High Impact – significant mitigation	

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Flood Risk Zone 3B (Functional Floodplain)     The site lies within a Critical Drainage Area. Flood Risk Zone 3A (High Vulnerability)       Flood Risk Zone 3A (High Vulnerability)     The site lies within a Critical Drainage Area. groundwater flooding.       Flood Risk Zone 2D/Medium Vulnerability)     The site lies within a Critical Drainage Area. groundwater flooding.       Surface Water Flooding - % of land within 1 in 30 incidence (high)     or minimal mitigation or minimal mitigation surface Water Flooding - % of land within 1 in 1000 incidence (high)     Medium Impact - no required       Surface Water Flooding - % of land within 1 in 1000 incidence (high)     incidence (high)     Image Zone       Surface Water Flooding - % of land within 1 in 300 incidence (high)     incidence (high)     Image Zone       Surface Water Flooding - % of land within 1 in 300 incidence (high)     incidence (high)     Image Zone       Surface Water Flooding - % of land within 1 in 300 incidence (high)     incidence (high)     Image Zone       Surface Water Flooding - % of land undulating     v     Steeply sloping site with possible contamina uses.       Genite Stope undulating     v     Steeply sloping site with possible contamina mitigation required       Kee COMAH Middle or Outer Zone High Volage electricity Vinot (+ 10m buffer zone)     Zerro/Low Impact - no required     Medium Impact - mitigation required       High Volage electricity line(+10m     image Steep Stope     mitigation required	Historic Envir Category 1: Significant Constraints Category 2: Category 2:	Historic Environment and Culture         Category 1: Significant Constraints       Scheduled Ancient Monument (+ 50m buffer zone if not designated)         World Heritage Site & Setting (+ candidate)         Grade I/Grade II*Listed Building/Structure         Grade II Listed Building/Structure         Constraints         Category 2: Constraints         Archaeological Site (Known & potential)	<         <	Does the site have any historical or archaeolog         The site lies within the wider setting of the grad         the remains of Monkwearmouth Anglo-Saxon N         Monument and site of exceptional archaeologic         Also situated directly adjacent and within imme         Monwearmouth Bridge and Railway Bridge.         Zero/Low Impact - no         Medium Impact - no         Medium Impact - no	olog on V logic	ical significance? e I listed St Peters Church and fonastery, a Scheduled Ancient al importance. diate setting of grade II listed High Impact – diate significant mitigation	Green Infrastructure Category 1: Historic Significant Constraints Village Category 2: Public O Constraints Area Natural Allotmu (cycleway	ructur Histor Villag Ceme Ceme Area Area Area	ucture Historic Park or Garden (i Village Green Cemetery / Churchyard Public Open Space/Playing F Area Natural greenspace Natural greenspace Allotment Public Right of Way (cycleway/ footpath/bridleway)	Jcture         Historic Park or Garden (EH List)         Village Green         Cemetery / Churchyard         Public Open Space/Playing Field/Play         Area         Natural greenspace         Natural greenspace         Public Right of Way         Public Right of Way
nd Image: Construct of the site lies within a Critical Drainage Area.   nd Image: Construct of the site lies within a Critical Drainage Area.   nd Image: Construct of the site lies within a Critical Drainage Area.   nd Image: Construct of the site lies within a mitigation required and the site lies with possible contaminal mitigation required and the site with possible contaminal mitigation required and the site lies with possible contaminal mitigation required and the site with possible co					<		Is the p design fields? Infra	aroposed de ated as ope	Is the proposed development site designated as open space or playing fields?	ng
nd    nd <td></td> <td>lood Risk Zone 3B (Functional loodplain)</td> <td></td> <td>The site lies within a Ci groundwater flooding.</td> <td></td> <td>Low incidence potential of</td> <td>Infi Is th Is th</td> <td>Infrastructure Is there road capae Is there water and Is there mater and</td> <td>Infrastructure and Services Is there road capacity for site traffic generation Is there water and sewerage capacity for site requirements?</td> <td>Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?</td>		lood Risk Zone 3B (Functional loodplain)		The site lies within a Ci groundwater flooding.		Low incidence potential of	Infi Is th Is th	Infrastructure Is there road capae Is there water and Is there mater and	Infrastructure and Services Is there road capacity for site traffic generation Is there water and sewerage capacity for site requirements?	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?
Zero/Low Impact - no mitigation     Medium Impact - mitigation required       nd     v       nd     v       nd     v       nd     v       required     v       V     V       V     V       V     V       V     Steeply sloping site with possible contamination f uses.       V     V       V     Zero/Low Impact - no or minimal mitigation required     Medium Impact - mitigation required       Nel     V	<ul> <li>–</li> </ul>	lood Risk Zone 3A (High /ulnerability)						s there education ite requirements What is the broad ocal shopping sen ommunity opport	Is there education/community/health facility ca site requirements? What is the broad accessibility of the site to loc: local shopping services, public transport, educat 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?
nd       10%         i       i <t< td=""><td>Category 2: Constraints</td><td>lood Risk Zone 2(Medium /ulnerability) Groundwater Flooding /urface Water Flooding – % of land /urface Water Flooding – % of land /urface Water Flooding – % of land /urface Water Flooding – % of land</td><td>•</td><td>Zero/Low Impact - no or minimal mitigation required</td><td>Medium Impact - mitigation required</td><td>High Impact – significant mitigation required</td><td>Ir</td><td>i an accessible lo</td><td>an accessible location with good public trans</td><td>In an accessible location with good public transport links</td></t<>	Category 2: Constraints	lood Risk Zone 2(Medium /ulnerability) Groundwater Flooding /urface Water Flooding – % of land /urface Water Flooding – % of land /urface Water Flooding – % of land /urface Water Flooding – % of land	•	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Ir	i an accessible lo	an accessible location with good public trans	In an accessible location with good public transport links
Steeply sloping site with possible contamination f       vor     v       2ero/Low Impact - no     Medium Impact -       or minimal mitigation     mitigation required       ne     v       al     v		urface Water Flooding – % of land vithin 1 in 1000 incidence (less) Critical Drainage Area ource Protection Zone	10%							
Gentle Slope       Mundulating         Undulating       Vindulating         Steep Slope       Vindulating         Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone       Zero/Low Inpact - no or minimal mitigation       Medium Impact - mitigation required         Electricity Pylon (+ 10m buffer zone)       required       Mitigation required         HSE COMAH Middle or Outer Zone       V       Mitigation required         Minerals Legacy (quarries and coal mining)       Vinerals Legacy (quarries and coal mining)       <	Ground Cond Site	itions & Contamination		Steeply sloping site wit uses.	th possible contamination	n from past industrial	<u>н</u> К <b>К</b>	<b>Jitability an</b> hat is considered w many homes	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided?	Jitability and Deliverability         hat is considered suitable on the site?       Residential         wm many homes could be provided?       270       196dpha
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone       Zero/Low Inpact - no or minimal mitigation       Medium Impact - mitigation required         Electricity Pylon (+ 10m buffer zone)       required       mitigation required         HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land       ✓       ✓         Minerals Legacy (quarries and coal mining)       ✓       ✓         Minerals Safeguarded Area       ✓       ✓		sentle Slope Undulating teep Slope	<					How many jobs co Site Appraisal	How many jobs could the site provide for? Site Appraisal Conclusion	ride for?
	Category 1: + Significant ( Constraints	lealth & Safety Executive (HSE) COMAH Development Proximity or nner Zone Ilectricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required		High Impact – significant mitigation required		Potentially sui	Potentially suitable for development	Potentially suitable for development
butter zone)	Category 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 High Voltage electricity line(+10m buffer zone)			<b>&lt;</b>					

Site is considered suitable for development	waiting further details ero/Low Impact - no r minimal mitigation quired	te includes amenity greenspace and civic space ass ver promenade, that also acts as the national C2C c art of the River Wear Green Infrastructure corridor. art of the River Wear Green Infrastructure corridor. minimal mitigation quired equired fequired
Site is considered potentially suitable for development	Medium Impact - mitigation required	eenspace and civic sp so acts as the nation: reen Infrastructure c Medium Impact - mitigation required
Site is not considered suitable for development	High Impact – significant mitigation required	te includes amenity greenspace and civic space associated with the ver promenade, that also acts as the national C2C cycleway. Forms art of the River Wear Green Infrastructure corridor. ero/Low Impact - no mitigation quired Medium Impact - mitigation required Medium Impact - significant mitigation required

		Α	0		Category 2: A Constraints o		Category 1: Significant Constraints	be and						and the second second	Present Land Use: Adjacent Uses: Ho	SHLAA Ref: 9	SLR Ref:
	Landscape	Area of Significant Historic	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape or Significance		Grade I Agricultural Land Ancient Woodland	Townscape						Site Photos	Present Land Use: Vacant land Adjacent Uses: Housing and greenspace	91	Site
		oric	ral Land	r (TPO)	Value			-			T				enspace		Site Area: 1.80ha
<	or minimal mitigation required	Zero/Low Impact - no					No significant issues identified.		Key Desig UDP L7 S						Site app	site, Cla	Site Lo
		- no Medium Impact -					ues identified.		Key Designations: UDP L7 School playing fields					Desi	Site appraised for:	Clarence Street,	Site Location: Former Southwick Primary School
	ed.								Adjacen •		est Southwick ounty School		141	Designations Map	Residential	Southwick.	<sup>-</sup> Southwick Pr
	significant mitigation required	High Impact –							<u>it Designations:</u> Residential Church	N		29					imary School
Wo cor			0.0				- (A - A						ni walio ka	262 H		5	
≥ impact upon nnectivity of h			Category 2: Constraints				Category 1: Significant Constraints	Biodiversity	Cumulative In ● Biodiv ● Subjec Assess ● School							the site i	
Would the development of the No. site impact upon the connectivity of habitats?	Are there any known species/habitats on o site? Wildlife Corridor	Adverse impact on Lo Site (LGS)		Are there any known protected species/ha adjacent to the site?	Adverse impact on Lo Reserve (LNR)	Adverse impact on Sit Scientific Interest (SS:		-	<ul> <li>Cumulative Impact</li> <li>Biodiversity / SSSI proximi</li> <li>Subject to Habitats Regula Assessment</li> <li>School capacity</li> </ul>							the site in the Green B	
ent of the ats?	Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	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)		-	<ul> <li>Even Biodiversity / SSSI proximity</li> <li>Subject to Habitats Regulations Assessment</li> <li>School capacity</li> </ul>							Is the site in the Green Belt? NO 🗸	YES D
ent of the ats?	here any known UK protected es/habitats on or adjacent to the life Corridor	npact 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)]		<ul> <li>Cumulative Impact</li> <li>Biodiversity / SSSI proximity</li> <li>Subject to Habitats Regulations Assessment</li> <li>School capacity</li> </ul>	5. Assist in Note: This need to al then his w process in assisting t	4. Preservi historic se	3. Prevent Washingto the mergin Chester-le	2. Safegua encroachn	1. Check u	Would de the five p	N O K	YES 🔲 Brownf
ent of the ats?	here any known UK protected es/habitats on or adjacent to the life Corridor	Adverse impact on Local Geodiversity Site (LGS) Zero/Low Impact - no		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)]		<ul> <li>Cumulative Impact</li> <li>Biodiversity / SSSI proximity</li> <li>Subject to Habitats Regulations Assessment</li> <li>School capacity</li> </ul>	5. Assist in the regeneration Note: This assessment assur need to allocate Green Belt then his will be undertaken of process in a manner which v assisting the regeneration of	4. Preserve the special & sep historic settlements?	3. Prevent merging of Sunde Washington, Houghton-le-S the merging ofShiney Row w Chester-le-Street and Bourn	2. Safeguard the countryside encroachment?	1. Check unrestricted spraw	Would development on t the five purposes of the G	N O K	Brownfield %
ent of the ats?	here any known UK protected es/habitats on or adjacent to the ife Corridor	npact on Local Geodiversity  Zero/Low Impact - no		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)]		<ul> <li>Even Biodiversity / SSSI proximity</li> <li>Subject to Habitats Regulations Assessment</li> <li>School capacity</li> </ul>	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 of Shiney Row with Washington, Chester-le-Street and Bournmoor?	e co	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	N O K	Brownfield % 60
ent of the ats?	here any known UK protected or minimal mitigation mitigation es/habitats on or adjacent to the required required required	npact 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)]		<ul> <li>Even Biodiversity / SSSI proximity</li> <li>Subject to Habitats Regulations Assessment</li> <li>School capacity</li> </ul>	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.	cs of	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?	countryside from further	1. Check unrestricted sprawl of the built-up area?		N O K	Brownfield %

	<u>ح</u>					<		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
lered Site is not considered ly suitable for or development ent	Site is considered potentially suitable for development	Site is considered suitable for development	Potentially suitable for development.	High Impact – Potentia significant mitigation required	Medium Impact - mitigation required	Zero/Low Impact - no or minimal mitigation required		Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Category 1: Significant Constraints
			Site Appraisal Conclusion	Site Ap				Undulating Steep Slope	
			What is considered suitable on the site?     Residential       How many homes could be provided?     56     35dpha       How many iobs could the site provide for?     56     1000000000000000000000000000000000000	How many	entified.	No significant issues identified.	<b>&lt;</b>	Gentle Slope	Site Topography
				Suitabil	-	· ·		Ground Conditions & Contamination	Ground Co
								Source Protection Zone	
				<			5% 10% 20%	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	
act - High Impact - significant mitigation required	Medium Impact - mitigation required	Zero/Low Impact - no or minimal mitigation required	Within a highly accessible location	High Impact – Within a h significant mitigation required	Medium Impact - mitigation required	Zero/Low Impact - no or minimal mitigation required	<b>ب</b>	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Category 2: Constraints
hand.	ty to meet dem	increased school capacity to meet demand.	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/ site requirements? What is the broad a local shopping serv community opport				Flood Risk Zone 3A (High Vulnerability)	
to be assessed from North Hylton Road and Park ace. oments in Southwick and Fulwell will require	sessed from No 1 Southwick and	Access options to be assessed from North Hylton Road and Row/Dean Terrace. Further developments in Southwick and Fulwell will require	Intrastructure and services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	ce water flooding.	Part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Part of the site is affecte Low incidence potential		Flood Risk Zone 3B (Functional Floodplain)	Category 1: Significant Constraints
	<		fields?	resultated	<				:
act - High Impact – significant mitigation required	Medium Impact - mitigation required	Zero/Low Impact - no or minimal mitigation required	Public Right of Way       (cycleway/ footpath/bridleway)       Green Infrastructure corridor       Is the proposed development site       Yes	High Impact – significant mitigation required ls the prop	Medium Impact - mitigation required	Zero/Low Impact - no or minimal mitigation required	<	Archaeological Site (Known & potential)	
			Allotment				<	Conservation Area	Category 2: Constraints
				Category 2: Constraints				Grade I/Grade II*Listed Building/Structure	
		I	Cemetery / Churchyard					World Heritage Site & Setting (+ candidate)	
includes amenity greenspace (area is deficient in pace).	amenity green:	Part of the site includes amenity greenspace).	/1:     Historic Park or Garden (EH List)       nt     Village Green		<b>al or archaeologic</b> ; hin setting of grad aeological interest	<b>Does the site have any historical or archaeologic:</b> Site is situated adjacent and within setting of grad Eastern portion of site has archaeological interest		Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Category 1: Significant Constraints
			Green Infrastructure	Green I				Historic Environment and Culture	<b>Historic Er</b>

	Land	Grad		Caterony 2. Area		Landscape and To		SLR Ref: SHLAA Ref: 92 Present Land Use: Adjacent Uses: Ho
	Landscape	Grade 2 or 3a Agricultural Land Area of Significant Historic	or Significance Tree Preservation Order (TPO)	Area of High Landscape Value	Grade I Agricultural Land Ancient Woodland	and Townscape		2 Site Area: 0.69ha
<b>र</b>	or minimal required	Zero/Low I			No signific:		ne ne	
		zero/Low Impact - no			No significant issues identified.		Key Designations: UDP NA17 New community facilities NA8.1 Additional open space needed via regeneration	appraised for
	mitigation required	Medium Impact -			ed.		nity bace	Ind nd Resic
	significant mitigation required	High Impact –					<ul> <li>Adjacent Designations:</li> <li>Residential</li> <li>Community uses</li> </ul>	Indential Indential Indential Indential Indential Indential Indentical Indent
Would the development site impact upon the connectivity of habitats?		Category 2: Constraints			Category 1: Significant Constraints	Biodiversity	<ul> <li>Cumulative Impact</li> <li>Biodiversity,</li> <li>Subject to Hater Assessment</li> <li>Within Critic</li> </ul>	Is the site
Would the development of the No. site impact upon the connectivity of habitats?	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 Site (LGS)	Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?	(SAC)] 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	1	<b>tive Impact</b> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area	e Green Belt?
	it to the	ife Site versity			iites on Area 🗸 rvation			NO SI I
	or m requ	Zero			Site li corric (HRA			<b>Brov</b> Urba Would the fiv 1. Che 2. Safe encroa encroa encroa 3. Pres 4. Pres histori 5. Assi 5. Assi 5. Assi 5. Note: Note:

		,			
rowntield %	×	100	Greentield %	-	
rban?	٢	Urban	Urban fringe?	Open countryside?	le?
ould development on e five purposes of the	ment o es of th	n this site imp Green Belt?	ould development on this site impact upon e five purposes of the Green Belt?	Impact	No impact
Check unrestr	icted spr	awl of the	Check unrestricted sprawl of the built-up area?		
Safeguard the countryside from further croachment?	country	side from	further		
Prevent merging of Sunderland v ashington, Houghton-le-Spring au e merging ofShiney Row with Wa ester-le-Street and Bournmoor?	ng of Su Jghton-l Niney Ro t and Bo	nderland e-Spring a w with W urnmoor?	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, ester-le-Street and Bournmoor?		
Preserve the speci storic settlements?	pecial & nts?	separate	Preserve the special & separate characteristics of storic settlements?		
Assist in the regeneration of the urban area?	egenerat	ion of the	urban area?		
te: This assessment assumes that if there is a ed to allocate Green Belt sites for developmen en his will be undertaken through the Local Pia ocess in a manner which would be contrary to sisting the regeneration of the urban area.	sment as Green B Indertak Iner whi	ssumes the elt sites fo en throug ch would l n of the u	ite: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
te lies in close proximity orridor, and is therefore IRA).	is ther	efore su	r (under 2km) of the coastal wil subject to Habitat Regulations		dlife Assessment
ro/Low Impact - no . minimal mitigation quired	oact - n itigatio		Medium Impact mitigation required	- High Impact – significant mitigation required	t – nitigation

Historic Envi 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? The site is directly adjacent and alongside the grade II listed Swan Street	<b>chaeological si</b> de the grade I	I listed Swan Street	Green Infrastructure Category 1: Historic Significant	<b>ructure</b> Historic Park or Garden (EH List)
Constraints			School.			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:	Grade II Listed Building/Structure	۲					Natural greenspace
	Conservation Area						Allotment
	Archaeological Site (Known & potential)		Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation mitigation required	npact - required	High Impact – significant mitigation		Public Right of Way (cycleway/ footpath/bridleway)
					required	Green Infras Is the proposed development site designated as open space or playi fields?	Green Infrastructure corridor Is the proposed development site No. designated as open space or playing fields?
Flooding						Infrastructur	Infrastructure and Services
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site lies within a Critical Drainage Area.	ge Area.		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?
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding		Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	npact - required	High Impact – significant mitigation required	Within a highly accessible location	cessible location
	Surface Water Flooding – % of land within 1 in 30 incidence (high)						
Γ	Surface Water Flooding – % of land within 1 in 100 incidence (medium)		<				
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	15%					
	Critical Drainage Area	<					
	Source Protection Zone						
Ground Con	<b>Ground Conditions &amp; Contamination</b>	-				Suitability ar	Suitability and Deliverability
Site Topography	Predominantly Flat		No significant issues identified.			What is considere	What is considered suitable on the site?
1do.9001						How many home	How many homes could be provided?
	Gentle Slope	۲				How many jobs c	How many jobs could the site provide for?
	Undulating Steen Slone					Site Appraisal Conclusion	Conclusion
Category 1:	Health & Safety Executive (HSE)			npact -	High Impact –	Has previously	Has previously had planning permission which has
Constraints	Inner Zone		or minimal mitigation mitigation required	required	significant mitigation	for development	plemented. Site considered suitable
	Electricity Pylon (+ 10m buffer zone)		required		required	tor development.	nt.
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land						
	Minerals Legacy (quarries and coal mining)		<				
	Minerals Safeguarded Area						
	buffer zone)						



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Adjacent Uses: Housing an Site P Site P International State P Site P Site P Site P Significant Constraints Category 2: Category 2: Categor		dium Impao		Cumulative Impact         •       Biodiversity / SSSI p         •       Subject to Habitats         Assessment       Subject to Habitats         Significant       [Ramsar Site, s         Category 1:       Adverse impact         Significant       [SAC])         Constraints       Sicentific Inter         Significant       Scientific Inter         Constraints       (SAC)         Adverse impact       Adverse impact         Adverse impact       Adverse impact         Scientific Inter       Scientific Inter         Significant       (LWS)         Adverse impact       Adverse impact         Adverse impact       Site (LGS)         Are there any       Species/habitats         Site (Inter?       Wildlife Corrid         Would the development of the       Site (Price)         Would the development of the       Site (Price)         Site impact upon the       Site (Price)         Connectivity of habitats?       Site (Price)	tive Impact         Biodiversity / SSSI proximity         Subject to Habitats Regulations         Assessment         I         Adverse impact on European sites (SPA) or Special Protection Area (SPA) or Special Protection Area ts         Adverse impact on Site of Special Scientific Interest (SSSI)         Adverse impact on Local Nature Reserve (LNR)         Adverse impact on Local Nature Reserve (LNR)         Adverse impact on Local Nature Reserve (LNR)         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 Wildlife Site (LWS)         Are there any known UK protected species/habitats on or adjacent to the site?         Wildlife Corridor         wildlife Corridor         wildlife Corridor         verse         wildlife Corridor         verse         wildlife Corridor         verse         verse         verse         verse         verse         Bitatiss?	sites sites on Area ervation or Area ervation or Area ected vected vecte
SHLAA Ref: 101	Site Alea. 4.701a	nhill, Sur	nderland	Is the site	Is the site in the Green Belt?	
Present Land Use: V Adjacent Uses: Hou	Present Land Use: Vacant land and greenspace Adjacent Uses: Housing and greenspace	Site appraised for: Re	Residential			
	Site Photos					
		Key Designations:UDP NA7.4 New housing siteNA9.5 HousingimprovementsL1/7/9 Open spaceNA30.2 Key viewpoint	<ul> <li>Adjacent Designations:</li> <li>Residential</li> <li>Greenspace</li> <li>Health Centre</li> </ul>	Cumulative Ir Biodiv Subjer Assess	<b>mpact</b> /ersity / SSSI proximity ct to Habitats Regulations sment	
Landscape and Towi	nscape			Biodiversity		
• · ·		No significant issues identified.		Category 1: Significant Constraints	Adverse impact on European [Ramsar Site, Special Protectic (SPA) or Special Area of Conse (SAC)]	s Area tion
					Adverse impact on Site of Spe Scientific Interest (SSSI)	icial
	High Landscape Value ficance				Adverse impact on Local Natu Reserve (LNR)	ıre 🗸
Tree Pre	eservation Order (TPO)				Are there any known Europea protected species/habitats on adjacent to the site?	ior
Grade 2		<u> </u>		Category 2: Constraints	Adverse impact on Local Wild (LWS) Adverse impact on Local Geoc Site (LGS)	
Landsca			red		Are there any known UK prote species/habitats on or adjacer site? Wildlife Corridor	
		<		Would the deve site impact upor connectivity of I	of the	

rownfield %		50	Greenfield %	50	
rban?	<	Urban fringe?	ringe?	Open countryside?	le?
ould development on this site impact upon e five purposes of the Green Belt?	nent or s of the	this site Green B	impact upon elt?	Impact	No impact
Check unrestricted sprawl of the built-up area?	ted spra	wl of the I	built-up area?		
Safeguard the countryside from further croachment?	ountrys	ide from fi	urther		
Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?	g of Sun ghton-le ney Row and Bou	derland w -Spring an with Was rnmoor?	ith Tyneside, d Seaham, and shington,		
Preserve the specia storic settlements?	ecial & s ts?	eparate c	Preserve the special & separate characteristics of storic settlements?		
Assist in the regeneration of the urban area?	enerati	on of the u	ırban area?		
ote: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.	nent ass ireen Be idertake er whicl neration	umes that It sites for n through n would be of the urt	: if there is a development the Local Plan e contrary to pan area.		
;	:			- - -	
te lies within 6km of the coastal wildlife bject to Habitats Regulations Assessme re lies within a Local Wildlife Site and Lo Nked to the Hylton Dene wildlife corrido SI. Evidence of priority species on site. SI. Evidence of priority species on site.	6km o a Loca ylton [ prii	f the coa gulation I Wildlif Dene will Dene will sperity spe	te lies within 6km of the coastal wildlife corridor, and is therefore ibject to Habitats Regulations Assessment (HRA). Southern part of te lies within a Local Wildlife Site and Local Nature Reserve. Site is sked to the Hylton Dene wildlife corridor and is in proximity to a SI. Evidence of priority species on site. SI. Evidence of priority species on site.	idor, and is IRA). South Vature Reser d is in proxin	therefore ern part of rve. Site is nity to a
ero/Low Impact - no - minimal mitigation quired	act - nc igatior		Medium Impact - mitigation required	High Impact – significant mitigation required	t – mitigation

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Scheduled Ancient Monument		Does the site have any historical or archaeological significance?	aifirmano d		Listoric Dark or Card		_	
(+ 50m buffer zone if not designated)	<	The site is located within the setting of Hylton Castle ar	nd St Catherine's Chanel	Category 1: Significant		теп (ен цst)		r S S
		grade I listed buildings and a Scheduled Ancient Monur	nent.	Constraints	Village Green			<u>8</u>
World Heritage Site & Setting (+ candidate)		-			Cemetery / Churchy	ard		
Grade I/Grade II*Listed Building/Structure				Category 2: Constraints	Public Open Space/Play Area	ying Field/Play		
Grade II Listed Building/Structure	٢				Natural greenspace		٢	
Conservation Area					Allotment			
Archaeological Site (Known & potential)	٩	Medium Impact - mitigation required	High Impact – significant mitigation		Public Right of Way (cycleway/ footpath/bridle	eway)	<u>ح</u>	Zer
			required	Is the proposed de designated as ope		es, natural greensp		rec
				Information				
Flood Bick Zone 3B (Eurotional				Intrastructure	e and services	stion 2	-	ñ
Flood Risk Zone 3B (Functional Floodplain)			r incidence potential	Is there road capa Is there water and requirements?	city for site traffic general sewerage capacity for si	ite		Tra 88
Flood Risk Zone 3A (High Vulnerability)				Is there education site requirements What is the broad local shopping ser community oppor	//community/health facil ? accessibility of the site tr vices, public transport, ev tunities?	o local road netwo ducation and	rk,	
Flood Risk Zone 2(Medium Vulnerability)		Medium Impact - mitigation required	High Impact – significant mitigation	Within an accessik	vle area			Zei
Groundwater Flooding	٩		required					reo
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)								
Source Protection Zone	<							
onditions & Contamination		-		Suitability an	d Deliverability			
Predominantly Flat		Undulating and sloping site.		How many homes	could be provided?	sider	h	
Gentle Slope				How many jobs cc	uld the site provide for?			
Undulating	<			Site Annraisa	Conclusion			
Steep Slope								
Health & Safety Executive (HSE)		no Medium Impact -	High Impact –	Site has planni	ng nermission for re	sidential		
COMAH Development Proximity or		ion mitigation required	rignificant mitigation	development	ing permission for re	esideritidi		
Electricity Pylon (+ 10m buffer zone)			required					
HSE COMAH Middle or Outer Zone								
Minerals Legacy (quarries and coal		~						
Minerals Safeguarded Area								
High Voltage electricity line(+10m buffer zone)								
	Constraints (+ South burler Zone Ir not designated) Constraints (+ South burler Zone Ir not designated) Grade I/Grade II*Listed Building/Structure Conservation Area Archaeological Site & Setting (+ Conservation Area Archaeological Site (Known & potential) Flood Risk Zone 3B (Functional Significant Constraints Flood Risk Zone 3A (High Vulnerability) Constraints Flood Risk Zone 2(Medium Constraints Flood Risk Zone 2(Medium Surface Water Flooding – % of land within 1 in 100 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone Source Protection Zone Gentle Slope Constraints Infer Zone Constraints Legacy Evecutive (HSE) Sentificant Infer Zone Constraints Legacy Quarries and coal Minerals Legacy Quarries and coal Minerals Safeguarded Area High Voltage electricity line(+10m buffer Zone)		$\begin{array}{c c c c c c c c c c c c c c c c c c c $	n     n <td>unrequired     Carlot insiste in distribution (Sate and S. Cathornes, Chappel, Insiste in distribution)     High Inspact - no mitigation mitigation required     High Inspact - mitigation       e     V     Zero(Low Inpact - no required     Medium Inspact - mitigation mitigation required     Significant multigation       required     V     Zero(Low Impact - no required     Medium Impact - mitigation required     Significant multigation       required     V     Zero(Low Impact - no required     Medium Impact - mitigation required     Significant multigation       required     V     Zero(Low Impact - no required     Medium Impact - required     Significant multigation       required     V     Zero(Low Impact - no required     Medium Impact - required     Significant mitigation       required     V     Zero(Low Impact - no required     Medium Impact - required     Significant mitigation       required     V     V     Medium Impact - required     Significant mitigation       required     V     Medium Impact - required     Significant mitigation       required     required     Medium Impact - significant mitigation     Significant mitigation       required     required     Medium Impact - significant mitigation     Significant mitigation       required     required     Medium Impact - significant mitigation     Significant mitigation       required     M</td> <td>Instruction     Instruction     Inst</td> <td>Instruction     Instruction     Constraints     Constraints       n     -</td> <td>The site is builted where the control is spring and the set integration requires to control integration integration integration requires to control integra</td>	unrequired     Carlot insiste in distribution (Sate and S. Cathornes, Chappel, Insiste in distribution)     High Inspact - no mitigation mitigation required     High Inspact - mitigation       e     V     Zero(Low Inpact - no required     Medium Inspact - mitigation mitigation required     Significant multigation       required     V     Zero(Low Impact - no required     Medium Impact - mitigation required     Significant multigation       required     V     Zero(Low Impact - no required     Medium Impact - mitigation required     Significant multigation       required     V     Zero(Low Impact - no required     Medium Impact - required     Significant multigation       required     V     Zero(Low Impact - no required     Medium Impact - required     Significant mitigation       required     V     Zero(Low Impact - no required     Medium Impact - required     Significant mitigation       required     V     V     Medium Impact - required     Significant mitigation       required     V     Medium Impact - required     Significant mitigation       required     required     Medium Impact - significant mitigation     Significant mitigation       required     required     Medium Impact - significant mitigation     Significant mitigation       required     required     Medium Impact - significant mitigation     Significant mitigation       required     M	Instruction     Inst	Instruction     Instruction     Constraints     Constraints       n     -	The site is builted where the control is spring and the set integration requires to control integration integration integration requires to control integra



		Category 2: A Constraints o T		Landscape and		Present Land U Adjacent Uses:	SLR Ref: SHLAA Ref: 1
	Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	Ancient Woodland	and Townscape		Present Land Use: Education centre Adjacent Uses: Housing Site Photos	104 Site Area: 4.20ha
required	Zero/Lov			No signif			
				No cignificant iccuse identified	Key Designations: UDP L7 School playing fields CN15 Great North Forest CN23 Wildlife Corridors	Site appraised for	<b>Site Location</b> : Former Sunderland
	Medium Impact -		Ē	fied	st st	Resid	Former Carley
required	High Impact –				<ul> <li>Adjacent Designations:</li> <li>Residential</li> <li>Greenspace</li> <li>Community facilities</li> </ul>	ential s Map	Hill School,
Would the development site impact upon the connectivity of habitats?	Category 2: Constraints		Significant Constraints	Biodiversity	Cumulative Impact <ul> <li>Biodiversity /</li> <li>Subject to Ha</li> <li>Assessment</li> <li>School capac</li> </ul>		Is the site
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 Site (LGS) Are there any known UK protected	Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI)	/ Adverse impact on Furonean sites	<b>tive Impact</b> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity		Is the site in the Green Belt?
Jjacent to the	Wildlife Site Geodiversity	Nature opean its on or	tion	iean sites	s.		t? NO 🔽
			Corri     C	Cito		Woul the fi 1. Che 2. Safi encro 3. Pre Wash the m Chest 4. Pre histor 5. Ass 5. Ass 5. Ass 5. Ass 5. Ass	Brov

2		I.		 ;	
rban?	<	Urban fringe?	ringe?	Open countryside?	ide?
ould development on this site impact upon e five purposes of the Green Belt?	nent on s of the	this site Green B	impact upon elt?	Impact	No impact
Check unrestricted sprawl of the built-up area?	ted sprav	vl of the l	built-up area?		
Safeguard the countryside from further croachment?	ountrysi	de from fi	urther		
Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, ester-le-Street and Bournmoor?	g of Sunc ghton-le- ney Row and Bour	lerland w Spring an with Was nmoor?	ith Tyneside, d Seaham, and shington,		
Preserve the speci. storic settlements?	ecial & se ts?	eparate c	Preserve the special & separate characteristics of itoric settlements?		
Assist in the regeneration of the urban area?	eneratio	n of the ι	ırban area?		
ote: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.	nent assu ireen Bel idertaker er which neration	imes that t sites for h through would be of the urt	: if there is a development the Local Plan the Local Plan contrary to an area.		
te lies in close orridor, and is t IRA). Site is als the north of t ature Reserve.	e proxii s theref ilso link the cit e.	nity (ur ed to Fi y. Lies i	te lies in close proximity (under 2km) of the coastal wildlife prridor, and is therefore subject to Habitats Regulations Assessment IRA). Site is also linked to Fulwell Quarries and the wildlife corridor the north of the city. Lies in close proximity to a SSSI and Local ature Reserve.	coastal wil Regulation Ind the wil Y to a SSSI Y to a SSSI	dlife s Assessment dlife corridor and Local and Local
ero/Low Impact - no minimal mitigation	act - no igation	Me	Medium Impact - mitigation	High Impact - significant m	High Impact – significant mitigation
quired		req	required	required	

Historic En	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 importance (mineral waggonway alignment).	ficance? gnment).	Category 1: Significant Constraints	Historic Park or Garden (EH List) Village Green		<ul> <li>Site provides amenity greenspace and is linked to Fulwell Quarries</li> <li>and a north-south Green Infrastructure corridor extending</li> <li>southwards towards the River Wear.</li> </ul>	enspace and is linked Infrastructure corridd River Wear.	d to Fulwell Quarries or extending
					-	-			
	World Heritage Site & Setting (+ candidate)				Cemetery / Churchyard				
	Grade I/Grade II*Listed Building/Structure			Category 2: Constraints	Public Open Space/Playing Field/Play Area	<u>ح</u>	`\		
Category 2: Constraints	Grade II Listed Building/Structure				Natural greenspace		1		
	Conservation Area				Allotment		1		
	Archaeological Site (Known & potential)	<ul> <li>Zero/Low Impact - no Or minimal mitigation mitigation required</li> <li>Hig</li> <li>Hi</li></ul>	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	<u>ح</u>	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 space or playing			<b>۲</b>	
Flooding				Infrastructure and Services	and Services				
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Low incidence potential of groundwater flooding.		Is there road capac Is there water and a requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?		Investigate traffic impact on junctions of Carley Hill Road/Thompso Road and Emsworth Road/Old Mill Road. Consider access to bus	on junctions of Carle I/Old Mill Road. Con	y Hill Road/Thompso sider access to bus
	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,	Further developments in Southwick and Fulwell will require increased school capacity to meet demand.	Southwick and Fulwe to meet demand.	ill will require
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	✓ Zero/Low Impact - no Medium Impact - Hig or minimal mitigation mitigation required sig	High Impact – significant mitigation required	Within an accessible area	e area		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 Co	<b>Ground Conditions &amp; Contamination</b>			Suitability and	Suitability and Deliverability				
Site Topography	Predominantly Flat	No significant issues identified.		What is considered suitable on the site How many homes could be provided?	e? Residen	itial 35dpha			
	Gentle Slope Undulating			How many jobs cou	How many jobs could the site provide for?				
	Steep Slope								
Catagany 1.	Jucalth & Cafaty Exacutive (LICE)								
Category 1:	Health & Safety Executive (HSE)	Zero/Low Impact - no Medium Impact - Hig	High Impact –	Suitable for dev	Suitable for development if infrastructure and		Site is considered	Site is considered	Site is not considere
Category 1. Significant Constraints	COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	mitigation required	rign impaci – significant mitigation required	biodiversity issues	biodiversity issues can be resolved		site is considered suitable for development	site is considered potentially suitable for	site is not considere suitable for development
Category 7.	HSE COMAH Middle or Outer Zone							nevelopment	
Constraints	Landfill sites, Contaminated land								
	Minerals Legacy (quarries and coal mining)	<					<		
	Minerals Safeguarded Area High Voltage electricity line(+10m								
	Durier Zorie)								



Landscape Category 1: Significant Constraints Category 2: Category 2:	SLR Ref: SHLAA Ref: 1 Present Land U Adjacent Uses:
and Townscape       Fricultural Land         Grade I Agricultural Land       Ancient Woodland         Area of High Landscape Value       Image: Constraint	SLR Ref: SHLAA Ref: 154 Present Land Use: Amenity greenspace Adjacent Uses: Housing, supermarket Site Photos
Key Designations: UDP L1/7/9 Open space EC9, L12 Seriont and Coast CN15 Great North Forest CN23 Wildlife Corridors       Adjacent Designations: Residential         Adjacent to the coast - high landscape value.       • Residential Goast • Coast • Retail         Adjacent to the coast - high landscape value.         Adjacent to the coast - high landscape value.         Zero/Low Impact - no required       Medium Impact - mitigation required         High Impact - or minimal mitigation       Medium Impact - mitigation required	Site Location: Land at
Cumulative In • Biodiversity Biodiversity Category 1: Significant Constraints Constraints Would the devel site impact upon connectivity of h	Is the site in the Green Belt?
npact         ersity / SSSI proximity         t to Habitats Regulations         ment         Critical Drainage Area         capacity         Adverse impact on European sites         [Ramsar Site, Special Protection Area         (SAC)]         Adverse impact on Site of Special         Scientific Interest (SSSI)         Adverse impact on Local Nature         Reserve (LNR)         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?         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         Wildlife Corridor         Ves         the         abitats?	NO
Image: Constraint of the second se	Wou the fi 1. Che 2. Saf encro 3. Pre Wash the m Chest 4. Pre histor

	>	Groonfield %	<u>}</u>	
rban?	Urban fringe?	ringe?	Open Countryside?	ະ 
ould development on this site impact upon e five purposes of the Green Belt?	on this site the Green B	impact upon selt?	Impact	No impact
Check unrestricted sprawl of the built-up area?	prawl of the	built-up area?		
Safeguard the countryside from further croachment?	ryside from f	urther		
Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?	iunderland w -le-Spring an ow with Wa: ournmoor?	ith Tyneside, Id Seaham, and shington,		
Preserve the special & separate characteristics storic settlements?	& separate c	haracteristics of		
Assist in the regeneration of the urban area?	ation of the u	urban area? Fifthere is a		
ste: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.	assumes that Belt sites for aken through nich would by ion of the urb	t if there is a - development 1 the Local Plan e contrary to 2an area.		
te lies in close proximity (under 2km) of the coastal wildlife prridor, and is therefore subject to Habitat Regulations Assessment IRA). Would impact on priority species, including breeding birds.	oximity (ur refore sub act on prio	nder 2km) of the ject to Habitat R rity species, inclu	coastal wildl egulations As uding breedir	ife ssessment ng birds.
ro/Low Impact - no . minimal mitigation .quired		Medium Impact - mitigation required	High Impact – significant mitigation required	nitigation

Historic En	Historic Environment and Culture					Green Infrastructure	ructure			
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical Local archaeological significance.	Does the site have any historical or archaeological significance? Local archaeological significance.	gnificance?	Category 1: Significant	Historic Park or Garden (EH List)	irden (ЕН List)	The still r	= ē
Constraints						Constraints	Village Green		prov	t 8 I
	World Heritage Site & Setting (+ candidate)						Cemetery / Churchyard	iyard	right Infra	fra
	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		٢	
	Conservation Area						Allotment			
	Archaeological Site (Known & potential)	۲	Zero/Low Impact - no	Medium Impact -	High Impact –		Public Right of Way (cycleway/ footpath/bridleway)	Y idleway)	✓ Zero,	5 8
	, ,		or minimai mitigation required	mingation reduited	required		Green Infrastructure corridor		✓ or m	
			<			Is the proposed development site designated as open space or playing fields?		Yes, the entire site		
Flooding						Infrastructure	Infrastructure and Services			
Category 1: Significant	Flood Risk Zone 3B (Functional Floodplain)		The site lies within a Critical Drainage Area incidence surface water flooding. Low inci	iage Area Low inci	and is affected by 1:30 dence potential of	Is there road capa	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site	eration? · site	Impli Whit	1pl hit
Constraints	Flood Risk Zone 3A (High		groundwater flooding.			requirements? Is there education	requirements? Is there education/community/health facility capacity for	cility capacity for	dwel	<u>n é</u>
						What is the broad accessib local shopping services, pu community opportunities?	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	e to local road network , education and	k, capa	pa
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation required	High Impact – significant mitigation	Within accessible location	ocation.		Zero, or m	2 2
	Groundwater Flooding	<b>۲</b>	required		required				requ	qu
	Surface Water Flooding – % of land within 1 in 30 incidence (high)	20%								
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	30%			< <					
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	50%			•					
	Critical Drainage Area	۲								
	Source Protection Zone									
Ground Co	Ground Conditions & Contamination					Suitability an	Suitability and Deliverability			
Site Topography	Predominantly Hat	<	No significant issues identified.	intified.		How many homes	How many homes could be provided?	144 16dpha	โล	
	Gentle Slope					How many jobs co	How many jobs could the site provide for?	L5		
	Undulating					Site Appraisal Conclusion	Conclusion			
<b>C</b>	Steep Slope									?
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or		Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation required	High Impact – significant mitigation	Site potentially are numerous	Site potentially suitable for development, but there are numerous significant issues to overcome.	o overcome.		<u>i</u>
	Electricity Pylon (+ 10m buffer zone)		required		required					
Category 2:	HSE COMAH Middle or Outer Zone									
	Minerals Legacy (quarries and coal mining)		<							
	Minerals Safeguarded Area									
	Hign voltage electricity line(+10m buffer zone)									

ne south of the site provides sports fields (not currently used, but ill retained as such). The north of the site beside South Bents rovides natural greenspace (once University sports fields). A public ght of way passes through the site. Forms part of the coastal Green frastructure corridor.



nplications for Seaburn Masterplan and future amendments to hitburn Road. Potential claimed routes. Live application for wellings on former bus turning circle. In Seaburn will require increased school pacity to meet demand.

Site is considered suitable for development	ero/Low Impact - no M r minimal mitigation m quired re
Site is considered potentially suitable for development	Medium Impact - mitigation required
Site is not considered suitable for development	High Impact – significant mitigation required

		Constraints	Constraints	ā		Adjacent Land Use: Lo	SLR Ref: SHLAA Ref:
	Grade 2 or 3a Agricultural Land Area of Significant Historic	Tree Preservation Order (TPO)	Ancient Woodland	Grade I Agricultural Land			175
	icultural Land t Historic	) Order (TPO)		al Land		se: Natural greenspace Local Nature Reserve, housing Site Photos	
reg	Ze	<		ē. Th		Ling	4.10ha
or minimal mitigation required	Zero/Low Impact - no		Limestone Escarpment.	The site forms part of the Fulwell Quarries is identified as higher landscape value held	Key Desi UDP NA7 B14 Area Archaeol CN15 Gru CN15 Gru CN23 Wi	Steap	Site Lo
			oment.	art of the Fi	Key Designations: UDP NA7.6 New housing site B14 Areas of Potential Archaeological Importance CN15 Great North Forest CN23 Wildlife Corridors	Site appraised for	Site Location:
mitigation require	Medium Impact -		cape value,	ulwell Quar	using site tial ortance orest dors	Design	and at
				ries Local N	Adjacent SS Re G	ations Map	ulwell Qu
significant mitigation required	High Impact			Local Nature Reserve, which	<ul> <li>Adjacent Designations:</li> <li>SSSI</li> <li>Residential</li> <li>Greenspace</li> </ul>		ell Quarry, Sunderland
uitigation	1			ve, which			derland
Are the species, site? Wildlife Would the development site impact upon the connectivity of habitats?	Category 2: Constraints		Constraints	Category 1: Significant	Cumulative Impact <ul> <li>Biodiversity ,</li> <li>Subject to Ha</li> <li>Assessment</li> <li>School capac</li> </ul>		Is the site
Are there any kn species/habitats site? Wildlife Corridor Would the development of the site impact upon the connectivity of habitats?	Adverse impact (LWS) Adverse impact Site (LGS)	Adverse IIIIpact Reserve (LNR) Are there any kr protected specie adjacent to the :	(SPA) or Special (SAC)] Adverse impact Scientific Intere		<b>tive Impact</b> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity		Is the site in the Green Belt?
Are there any known UK protected species/habitats on or adjacent to the Wildlife Corridor opment of the the abitats?	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)	Adverse inipact on European Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?	(SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI)	Adverse impact on European sites [Ramsar Site, Special Protection Area	oximity egulations		
o the	Site rsity	<	<pre>tion </pre>	s Vrea			YES
required to the second se	Zero		bour corri	Site		wou the fi 1. Chu 2. Saf encro 3. Pre Wash the rr Chest the rr A. Pre histor 5. Ass 5. Ass 5. Ass 5. Ass 5. Ass 5. Ass 5. Ass 5. Ass	Urb

mitigation	significant mitigation required	mitigation required	quired
and is therefore The northern cal Nature Reserve est wildlife Tyneside.	HRA). The nor es Local Natur ast-west wildl outh Tyneside	he coastal wildlife cor ilations Assessment (I in the Fulwell Quarrie te forms part of the e en Sunderland and S en Sunderland and S	te lies within 6km of the coastal wildlife corridor, and is therefore ibject to Habitats Regulations Assessment (HRA). The northern art of the site falls within the Fulwell Quarries Local Nature Reserve bundary. The whole site forms part of the east-west wildlife prridor that runs between Sunderland and South Tyneside.
	-	-	-
		es that if there is a tes for development rrough the Local Plan puld be contrary to the urban area.	ote: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.
		of the urban area?	Assist in the regeneration of the urban area?
		arate characteristics of	Preserve the special & separate characteristics of storic settlements?
		land with Tyneside, 'ing and Seaham, and th Washington, 100r?	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, rester-le-Street and Bournmoor?
		from further	Safeguard the countryside from further croachment?
		of the built-up area?	Check unrestricted sprawl of the built-up area?
No impact	Impact	is site impact upon een Belt?	ould development on this site impact upon e five purposes of the Green Belt?
le?	countryside?		
	Open	Urban fringe?	rban? Ur
	100	Greenfield %	rownfield % 0

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 his Much of the site has local	Does the site have any historical or archaeological significance? Much of the site has local archaeological interest in relation to past quarrying	<b>ignificance?</b> elation to past quarrying	Category 1: Significant	Historic Park or Garden (EH List)	- List)	The: Loca
Constraints			activity at Fulwell Quarries.	<u>s</u> .		Constraints	Village Green		corr
	World Heritage Site & Setting (+ candidate)						Cemetery / Churchyard		I
	Grade I/Grade II*Listed Building/Structure					Category 2: Constraints	Public Open Space/Playing Field/Play Area	eld/Play	
Category 2: Constraints	Grade II Listed Building/Structure						Natural greenspace	<u>ح</u>	<u> </u>
	Conservation Area						Allotment		
	Archaeological Site (Known & potential)	<	Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation required	High Impact – significant mitigation		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor		Zero
			required		required	Is the proposed de	_		requ
				<		Is the proposed development site designated as open space or playing fields?	n space or playing greenspace	ace	
Flooding						Infrastructure	Infrastructure and Services		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The northern part of the site falls within the Part of the site is affected by 1:30 incidence Low incidence potential of groundwater floo		Source Protection Zone. surface water flooding. oding.	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?	<	Cons Hous foot
	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?	road network, on and	- incre
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no	Medium Impact -	High Impact –	Local services avai	Local services available at Southwick		Zero
	Groundwater Flooding	۲	required		required				requ
		10%							
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	10%			< <				
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	15%							
	Source Drotection Jone								
Ground Conditions &	Source Protection Zone	< <				Suitability an	Suitability and Deliverability		
Site	Predominantly Flat	۲	The western part of the	The western part of the site is subject to landfill / waste.	/ waste.	What is considere	e;	ider	
Topography						How many homes	How many homes could be provided?	123 40dpha	
	Gentle Slope					How many jobs co	How many jobs could the site provide for?	$\vdash$	
	Undulating Steep Slope					Site Appraisal Conclusion	Conclusion		
Category 1:	Health & Safety Executive (HSE)		Zero/Low Impact - no	Medium Impact -	High Impact –	Potentially sui	Potentially suitable for development if issues can	issues can	S
Caregory 1. Significant Constraints	COMAH Development Proximity or Inner Zone		or minimal mitigation	mitigation required	significant mitigation	be overcome	able for development in	issues can	u
	Electricity Pylon (+ 10m buffer zone)		required		i equited				
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land	<b>۲</b>		<					
	Minerals Legacy (quarries and coal mining)								
	Minerals Safeguarded Area								
	high voltage electricity line(+10m buffer zone)								

Site is considered suitable for development	ero/Low Impact - no r minimal mitigation quired	onsider traffic impact alongside Site ref 104. Use of access ouse Lane unclear via A184 Newcastle Road. Stopping Up otpaths. Consider access to bus services. urther developments in Southwick and Fulwell will require creased school capacity to meet demand.	ero/Low Impact - no r minimal mitigation :quired	he site forms natural greenspace (part of which is protected as ocal Nature Reserve). The site forms part of a Green Infrastruc orridor along the northern boundary of the city.
Site is considered potentially suitable for development	Medium Impact - mitigation required	affic impact alongside Site ref 104. 2 unclear via A184 Newcastle Road Consider access to bus services. Velopments in Southwick and Fulw chool capacity to meet demand.	Medium Impact - mitigation required	enspace (part of wh e site forms part of rn boundary of the c
Site is not considered suitable for development	High Impact – significant mitigation required	Use of access via Bell . Stopping Up of ell will require	High Impact – significant mitigation required	greenspace (part of which is protected as The site forms part of a Green Infrastructure hern boundary of the city.

	La Ar	Q	Category 2: Ar Constraints or	Category 1: Gr Significant Constraints An	Landscape and Townscape		Present Land Use: Adjacent Uses: Un	
	Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	Grade I Agricultural Land Ancient Woodland	Fownscape		Present Land Use: Amenity greenspace Adjacent Uses: University, commercial Site Photos	or Site Area:
-	re		<	Vie				<b>a</b> : 1.81ha
	Zero/Low Impact - no       Medium Impact -       High Impact -         or minimal mitigation       mitigation required       significant mitigation         required <ul> <li>Image: Significant mitigation</li> <li>Image: Significant mitigation</li></ul>			Historic riverside industrial landscape, Magnesian Limestone gorge, views from and setting of Wearmouth Bridge.		Key Designations:Adjacent Designations:Alteration No.2: NA3B.1• RiversideResidential / student accom / assembly and leisure / business / small scale retail.• University • University • Employment • ResidentialUDP CN23 Wildlife Corridors B14 Areas of Potential Archaeological Importance• Residential • Residential	Site appraised for: Residential/mixed use	Site Location: Land at Bonnersfield, Sunderland
		Category 2: Constraints		ge, Category 1: Significant Constraints	Biodi			
	Site (LG Are the species, site? Wildlife Would the development site impact upon the connectivity of habitats?	aints		ory 1: aints	Biodiversity	Cumulative Impact <ul> <li>Subject to Hates Assessment</li> <li>Within Critic</li> </ul>	Alte	
-	Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor Wildlife development of the site impact upon the connectivity of habitats?	protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special		<b>tive Impact</b> Subject to Habitats Regulations Assessment Within Critical Drainage Area	Alteration No.2 Designations Map	
	o the	Site rsity		Area				
	zero or m			Site I corri (HRA evidé			Urba Woul the fi 1. Che 2. Safi encro 3. Pre Wash the m Chest the m histor 5. Ass 5. Ass 5. Ass histor need then l	Bro

<b>F</b> - 1 - 0/			- '	
rban?	< '	Urban fringe?	Open	_
ould develop	ment o	ould development on this site impact upon	Impact N	No impact
Check unrestri	cted spr	Check unrestricted sprawl of the built-up area?		
Safeguard the icroachment?	country	Safeguard the countryside from further croachment?		
Prevent merging of Sunderland v ashington, Houghton-le-Spring a e merging ofShiney Row with Wa nester-le-Street and Bournmoor?	ng of Su Ighton-lu Iliney Rov Land Bo	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, nester-le-Street and Bournmoor?		
Preserve the specia storic settlements?	pecial & nts?	Preserve the special & separate characteristics of storic settlements?		
Assist in the re	generat	Assist in the regeneration of the urban area?		
ote: This assess ted to allocate en his will be u ocess in a man sisting the rege	ment as Green B ndertak ner whic eneratio	ote: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
te lies in clo prridor, and IRA). Site al vidence of pu	se prox so forn riority :	te lies in close proximity (under 2km) of the coastal wildlife orridor, and is therefore subject to Habitat Regulations Assessment IRA). Site also forms part of the River Wear corridor, and there is <i>v</i> idence of priority species within the area.	coastal wi egulations corridor, a	Idlife Assessment and there is
ero/Low Impact - no minimal mitigation quired	act - n tigatio	<ul> <li>Medium Impact -</li> <li>mitigation</li> <li>required</li> </ul>	High Impact- significant m required	High Impact – significant mitigation required

					High Voltage electricity line(±10m	
					Minerals Legacy (quarries and coal mining)	
			<		HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land	Category 2: Constraints
	required		required		Electricity Pylon (+ 10m buffer zone)	
issues can be resolved	significant mitigation	mitigation required	or minimal mitigation		COMAH Development Proximity or Inner Zone	Significant Constraints
Site Appraisal Conclusion					Steep Slope	Catogony 1.
					Undulating	
How many homes could be provided?					Contlo Clono	i obogi abirt
What is considered suitable on the site?	ר (1990's) .	Previous industrial use (but likely remediation in 1990's) .	Previous industrial use	۲	Predominantly Flat	Site
Suitability and Deliverability					<b>Ground Conditions &amp; Contamination</b>	<b>Ground</b> Co
					Source Protection Zone	
				<	Critical Drainage Area	
		1		5%	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	
		<		1%	within 1 in 100 incidence (medium)	
					Surface Water Flooding – % of land within 1 in 30 incidence (high)	
	required		required	٢	Groundwater Flooding	
Key facilities based at City Centre and Roker Avenue	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?						
Is there education/community/health facility capacity for site requirements?					Flood Risk Zone 3A (High Vulnerability)	
гт	and a small area is affected Low incidence potential of		I ne site lies within a Critical Drainage Area by 1:100 incidence surface water flooding. groundwater flooding.		Floodplain)	Category 1: Significant Constraints
	. 6		<u>1</u> : :			Flooding
Is the proposed development site designated as open space or playing fields?		٢				
	required		required			
Public Right of Way (cycleway/ footpath/bridleway)	High Impact – significant mitigation	Medium Impact - mitigation required	Zero/Low Impact - no	۲	Archaeological Site (Known & potential)	
Allotment					Conservation Area	
Natural greenspace				۲	Grade II Listed Building/Structure	Category 2: Constraints
Category 2:Public Open Space/Playing Field/PlayConstraintsArea				٢	Grade I/Grade II*Listed Building/Structure	
Cemetery / Churchyard	ted Monwearmouth	Also situated near to and within setting of grade II listed Monwearmouth Bridge and Railway Bridge.	Also situated near to and v Bridge and Railway Bridge		World Heritage Site & Setting (+ candidate)	
	stery, a Scheduled Ancien portance.	the remains of Monkwearmouth Anglo-Saxon Monastery, a Scheduled Ancient Monument and site of exceptional archaeological importance.	the remains of Monkwea Monument and site of ex			Constraints
Category 1: Historic Park or Garden (EH List) Significant	ignificance? sted St Peters Church and	Does the site have any historical or archaeological significance? The site lies within the wider setting of the grade I listed St Peters Church and	Does the site have any hi The site lies within the wi	<b>&lt;</b>	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Category 1: Significant



Area of Significant Historic Landscape or minimal mitigation required required requi	Land	Category 2: Constraints     Area of High Landscape Value       Tree Preservation Order (TPO)	Category 1:     Grade I Agricultural Land     No significant issues identified.       Significant     Ancient Woodland     Ancient Woodland	Landscape and Townscape	Key Designations: UDP NA48 Environmental improvements to commercial buildings EC5/9 Development sitesAdjacent Designations: entions: entions: entions: entions:Minor Markowski Markowski 	SLR Ref:     Site Area: 0.28ha     Site Location: 36-38 Roker Avenue, Roker,       SHLAA Ref:     211     Sunderland       Present Land Use:     Commercial businesses     Site appraised for:     Residential       Adjacent Uses:     Commercial, housing     Site appraised for:     Residential       Ste Photos     Site Photos     UDP Designations Map       Sunderland     Site Area:     Site Area:
Would the development of the connectivity of habitats?     No.	Category 2:       Adverse impact on Local Wildlife Site         Constraints       (LWS)         Adverse impact on Local Geodiversity	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	Category 1:       Adverse impact on European sites         Significant       [Ramsar Site, Special Protection Area         Constraints       (SPA) or Special Area of Conservation         (SAC)]       Adverse importees title of Conservation	Biodiversity	<ul> <li>Cumulative Impact</li> <li>Subject to Habitats Regulations Assessment</li> <li>Within Critical Drainage Area</li> </ul>	Alteration No.2 Designations Map
ted or mini- to the requi	Site		n Area vation (HRA			VES Derv NO Server NO Server No Server Note: Assisti

ro/Low Impact - no minimal mitigation quired required	te lies in close proximity (under 2km) of the coastal wildlife prridor, and is therefore subject to Habitats Regulations Assessment IRA).	ote: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.	Preserve the special & separate characteristics of storic settlements? Assist in the regeneration of the urban area?	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?	Safeguard the countryside from further croachment?	Check unrestricted sprawl of the built-up area?	ould development on this site impact upon e five purposes of the Green Belt?	rban? 🗸 Urban fringe?	rownfield % 100 Greenfield %	
High Impact – significant mitigation required	coastal wildlife Regulations Ass						Impact	Open countryside?	0	
t – mitigation	life Assessment						No impact	le?		

<b>Historic En</b>	<b>Historic Environment and Culture</b>					Green Infrastructure	ucture		
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any his	Does the site have any historical or archaeological significance?	gnificance?	Category 1: Significant	Historic Park or Garden (EH List)	EH List)	No
Constraints			č			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	Field/Play	
Category 2: Constraints	Grade II Listed Building/Structure					·	Natural greenspace		
	Conservation Area						Allotment		
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation required	High Impact – significant mitigation		Public Right of Way (cycleway/ footpath/bridleway)		Zer
			required		required		tructu	ridor	req
			<			Is the proposed development site designated as open space or playing fields?	n space or playing		
Flooding						Infrastructure and Services	and Services		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site lies within a Critical Drainage Area. groundwater flooding.		Low incidence potential of	Is there road capaon Is there water and requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	·	Acc
	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 al road network tion and	
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation required	High Impact – significant mitigation	Within an accessible area	le area		Zer
	Groundwater Flooding	۲	required		required				req
	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	۲							
	Source Protection Zone								
Ground Co	<b>Ground Conditions &amp; Contamination</b>					Suitability and	Suitability and Deliverability		
Site Topography	Predominantly Flat	۲	No significant issues identified.	ntified.		What is considered	What is considered suitable on the site?	sider	
	Gentle Slone					How many homes	How many homes could be provided?	24 85dpha	a
	Undulating					Cito Approica	Conclusion		
	Steep Slope						COLICIUSION		
Category 1:	Health & Safety Executive (HSE)		Zero/Low Impact - no	Medium Impact -	High Impact –	Potentially suit	Potentially suitable for development should	hould	
Significant Constraints	COMAH Development Proximity or Inner Zone		or minimal mitigation	mitigation required	significant mitigation	existing use cease	ase		
	Electricity Pylon (+ 10m buffer zone)		required		required				
Category 2:	HSE COMAH Middle or Outer Zone								
Collsciallits	Minerals Legacy (quarries and coal		<						
	Minerals Safeguarded Area								
	Hign Voltage electricity line(+10m buffer zone)								



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				Category 2: Constraints		Significant Constraints	Category 1:		SLK KET: SHLAA Ref: 214 Present Land Use: Adjacent Uses: Ho
	Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape or Significance		Ancient Woodland	Grade I Agricultural Land		SLK KET: SHLAA Ref: 214 Present Land Use: Vacant land / gr Adjacent Uses: Housing, cemetery Site Photos
	t Historic	icultural Land	) Order (TPO)	lscape Value		đ	al Land		and / greenspace metery hotos
	Zero/Lov or minim required						No sig		ace ace
	Zero/Low Impact - no or minimal mitigation required						No significant issues identified.	Key Designations: UDP L7 School playing fields NA14 Redevelopment of Redcar Road campus for college related purposes	Site appraised for:
	Medium Impact - mitigation require						ntified.		Desig Desig
	red							<ul> <li>Adjacent Designations:</li> <li>Allotments</li> <li>Residential</li> <li>College site</li> </ul>	Residential nations Map POTCO
	High Impact – significant mitigation required							<u>gnations:</u> ients intial e site	MARLEY POTS HO Primary School
Would the development site impact upon the connectivity of habitats?		Category 2: Constraints				Significant Constraints	Category 1:	Cumulative Impact <ul> <li>Biodiversity,</li> <li>Subject to Ha</li> <li>Assessment</li> <li>School capac</li> </ul>	
life Corridor ent of the ats?	Site (LGS) Are there any known UK protected species/habitats on or adjacent to t site?	Adverse impact on (LWS) Adverse impact on	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, Speci (SPA) or Special Ard (SAC)]	Adverse impact on European sites	<b>tive Impact</b> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity	Is the site in the Green Belt?
N.	Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site?	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	wn European 'habitats on or e?	ı Local Nature	Site of Special SSSI)	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)	European sites	ulations	NO NO
			<			<u> </u>	-		
	Zero or m requ			1	I_	subj vicin	Site		Urb: Wou the fi 1. Ch 2. Saf encro 3. Pre Wash the rr Chest 4. Pre histor histor need then need

ownfield %	50	Greenfield %	50	-
rban?	√ Urt	Urban fringe?	Open countryside?	e?
ould development on this site imp e five purposes of the Green Belt?	hent on thi s of the Gr	ould development on this site impact upon e five purposes of the Green Belt?	Impact	No impact
Check unrestricted sprawl of the built-up	ted sprawl o	of the built-up area?		
Safeguard the countryside from further croachment?	ountryside 1	rom further		
Prevent merging of Sunderland with Tynes ashington, Houghton-le-Spring and Seahar e merging ofShiney Row with Washington, ester-le-Street and Bournmoor?	g of Sunderl (hton-le-Spr ney Row wit and Bournm	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, ester-le-Street and Bournmoor?		
Preserve the speci storic settlements?	ecial & sepa ts?	Preserve the special & separate characteristics of itoric settlements?		
Assist in the reg	eneration o	Assist in the regeneration of the urban area?		
te: This assessment assumes that if there ed to allocate Green Belt sites for develop en his will be undertaken through the Loca ocess in a manner which would be contrar sisting the regeneration of the urban area.	nent assume reen Belt si dertaken th er which wo neration of t	te: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
	, ,			, )
te lies within bject to Habi cinity of site.	6km of th tats Regu	te lies within 6km of the coastal wildlife corridor, and is therefore bject to Habitats Regulations Assessment (HRA). Priority species cinity of site.		and is therefore Priority species in
pro/Low Impact - no	ict - no	Medium Impact -	High Impact	
quired	In the second	required	significant initigation required	
		<b>&lt;</b>		

Historic Envi Category 1:	Historic Environment and Culture Category 1: Scheduled Ancient Monument	Does	the site have any his	Does the site have any historical or archaeological significance?	significance?	Green Infrastructure Category 1: Historic	Historic Park or Garden (EH List)
Significant Constraints	(+ 50m buffer zone if not designated)	No.				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:	Grade II Listed Building/Structure						Natural greenspace
	Conservation Area						Allotment
	Archaeological Site (Known & potential)	Zerc or m	Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation required	High Impact – significant mitigation		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 designated as open space or playing fields?
Flooding						Infrastructur	Infrastructure and Services
Category 1: Significant	Flood Risk Zone 3B (Functional Floodplain)	No s	No significant issues identified.	entified.		Is there road capa	Is there road capacity for site traffic generation?
Constraints	Flood Risk Zone 3A (High					requirements?	requirements? Is there education/community/health facility capacity for
	v uinerability)					site requirements? What is the broad accessib local shopping services, pu community opportunities?	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)	Zerc	Zero/Low Impact - no	Medium Impact -	High Impact – significant mitigation	Within an accessi	Within an accessible location with local services at Southwick
	Groundwater Flooding	requ	required	nningarion 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)	5%	<				
	Critical Drainage Area						
	Source Protection Zone						
Ground Con	Ground Conditions & Contamination	- !			-	Suitability ar	Suitability and Deliverability
Site Topography	Predominantly Flat	✓ The	western part of the	The western part of the site is affected by electricity pylons	ricity pylons.	What is considere	What is considered suitable on the site?
, obogi abitik	Gentle Slone					How many home	How many homes could be provided? How many iohs could the site provide for?
	Undulating					Cite Annraica	Conclusion
	Steep Slope						
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone	Zerc or m	Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation required	High Impact – significant mitigation	Suitable for develo issues be resolved	Suitable for development should infrastructure issues be resolved
	Electricity Pylon (+ 10m buffer zone)		required		required		
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land						
	Minerals Legacy (quarries and coal mining)			<u>ح</u>			
	Minerals Safeguarded Area						
	High Voltage electricity line(+10m buffer zone)						



			Category 2:		Significant Constraints								Present Land Use: Car park Adjacent Uses: Housing, gru	SHLAA Ref:	
Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape Value or Significance		Ancient Woodland	Grade I Agricultural Land				238		Site Photos	<b>Jse</b> : Car park : Housing, gree	238	
storic	tural Land	der (TPO)	pe Value			and						S	se: Car park Housing, greenspace, employment		Site Area: 0.52ha
Zero/Low Impact - no or minimal mitigation required						No significant	UDP E Develo							Roke	
						No significant issues identified.	UDP EC5/9, NA44 Development Sites	M			5		Site appraised for:	Roker, Sunderland	Site Location: Portobello Lane, Roker Avenue,
Medium Impact - mitigation required								1A49 000	IHOM		NAST	UDP Designations Map	Residential	Q.	ortobello Lan
High Impact – significant mitigation required							Residential Commercial / industrial Greenspace		A REAL			IS Map	ntial		e, Roker Ave
mitigation							dustrial	NA48		上	E	E			
0 %	0.0														
Would the develop site impact upon t connectivity of hal	Category 2: A Constraints ()	ע גו מ		S	Significant [] Constraints ()		<ul> <li>Subject</li> <li>Assessm</li> <li>Within (</li> </ul>							s the site ir	
Site (LGS) Are there any know species/habitats on site? Wildlife Corridor Wildlife Corridor site impact upon the connectivity of habitats?		Are there any know protected species/F adjacent to the site	Adverse impact on Reserve (LNR)	Adverse impact on Scientific Interest (S	<b>v</b> ,		<ul> <li>Subject to Habitats Regu Assessment</li> <li>Within Critical Drainage</li> </ul>							s the site in the Green	
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?		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)	0,		<ul> <li>Subject to Habitats Regulations Assessment</li> <li>Within Critical Drainage Area</li> </ul>							Is the site in the Green Belt? NO	
(LGS) there any known UK protected cies/habitats on or adjacent to the ? sent of the No. ats?		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	<ul> <li>Subject to Habitats Regulations Assessment</li> <li>Within Critical Drainage Area</li> </ul>	2	- <u>1</u>	Q # % %	2. er		tt	NO K	YES
(LGS) there any known UK protected cies/habitats on or adjacent to the ? sent of the No. ats?		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)] (HRA).	Adverse impact on European sites	<ul> <li>Subject to Habitats Regulations Assessment</li> <li>Within Critical Drainage Area</li> </ul>	5. Assist in the regenera Note: This assessment a	4. Preserve the special & historic settlements?	3. Prevent merging of Su Washington, Houghton- the merging of Shiney Ru Chester-le-Street and Bu	2. Safeguard the countre encroachment?	1. Check unrestricted sp	Would development the five purposes of t		
(LGS)     Zero/Low Impact - no       there any known UK protected     or minimal mitigation       cies/habitats on or adjacent to the     required       ?     Ilife Corridor       life Corridor     Integration       ats?     No.		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)] (HRA).	Adverse impact on European sites	<ul> <li>Subject to Habitats Regulations Assessment</li> <li>Within Critical Drainage Area</li> </ul>	5. Assist in the regeneration of the urb Note: This assessment assumes that if	4. Preserve the special & separate chan historic settlements?	3. Prevent merging of Sunderland with Washington, Houghton-le-Spring and S the merging of Shiney Row with Washir Chester-le-Street and Bournmoor?	2. Safeguard the countryside from furt encroachment?	1. Check unrestricted sprawl of the bu	Would development on this site in the five purposes of the Green Belt	NO 🖌 Urban? 🗸	YES Brownfield % 100
(LGS) there any known UK protected cies/habitats on or adjacent to the ? sent of the No. ats?		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)] (HRA).	Adverse impact on European sites	<ul> <li>Subject to Habitats Regulations Assessment</li> <li>Within Critical Drainage Area</li> </ul>	5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a	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?	NO K	YES Brownfield %
(LGS)     Zero/Low Impact - no       there any known UK protected     or minimal mitigation       cies/habitats on or adjacent to the     required       ?     Ilife Corridor       life Corridor     Integration       ats?     No.		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	Subject to Habitats Regulations     Assessment     Within Critical Drainage Area	5. Assist in the regeneration of the urban area?	cs of	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	1. Check unrestricted sprawl of the built-up area?		NO 🖌 Urban? 🗸	YES Brownfield % 100

Historic Env	Historic 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 importance.	orical or archaeological sig	;nificance?	Category 1: Significant	Historic Park or Garden (EH List)	EH List)	No
Constraints			c			Constraints	Village Green		L
	World Heritage Site & Setting (+ candidate)						Cemetery / Churchyard		ľ
	Grade I/Grade II*Listed Building/Structure					Category 2: Constraints	Public Open Space/Playing Field/Play Area	Field/Play	1
Category 2: Constraints	Grade II Listed Building/Structure						Natural greenspace		1
	Conservation Area						Allotment		
	Archaeological Site (Known & potential)	<	Zero/Low Impact - no Por minimal mitigation Provide Action Provide	Medium Impact - mitigation required	High Impact – significant mitigation		Public Right of Way (cycleway/ footpath/bridleway)		Zer
					required		Green Infrastructure corr	ridor	req
			٢			Is the proposed development site designated as open space or playing fields?	n space or playing		
Flooding						Infrastructure	Infrastructure and Services		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site lies within a Critical Drainage Area.	cal Drainage Area.		Is there road capar Is there water and requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	·	Acc atte
	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?	al road network, tion and	<b>-</b>
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no	Medium Impact - mitigation required	High Impact – significant mitigation	In an accessible loc	In an accessible location with good public transport links and	port links and	Zer
	Flooding			0	required	nearby services			req
	Surface Water Flooding – % of land within 1 in 30 incidence (high)								
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)			<u>۲</u>					
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)								
	Critical Drainage Area	۲							
	Source Protection Zone								
Ground Cor	<b>Ground Conditions &amp; Contamination</b>					Suitability and	Suitability and Deliverability		
Site	Predominantly Flat	۲	Previous industrial land.			What is considered	What is considered suitable on the site?	siden	
ιοροβιαριιγ	Gentle Clone					How many homes	How many homes could be provided?	26 55dpha	
	Undulating					Cito Approximate			
	Steep Slope					site Appraisal Conclusion	Conclusion		
Category 1:	Health & Safety Executive (HSE)		Zero/Low Impact - no	Medium Impact -	High Impact –	Potentially suit	Potentially suitable for residential development.	relopment.	
Significant Constraints	COMAH Development Proximity or Inner Zone		al mitigation	mitigation required	significant mitigation			-	
	Electricity Pylon (+ 10m buffer zone)		required		required				
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 buffer zone)								



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Sitte Ref. 22         Site Joach 2015         Site Joach 2017 (new), Rold 2, Sunderland         Notes		<u>ر</u> ک	Ō	Constraints or Tr		Significant Constraints Ar	be and		Present Land Use: Adjacent Uses: Ho	
Site Location:         Site 26-70 (even), Ridley Street/ Emworth Rad; Sunderland         Site site in the Green Bel?         VI •           Site appraised for:         Residential         Designations Map approximate site in the Green Bel?         No •         N		ea of Significant Historic Indscape	ade 2 or 3a Agricultural Land	Significance ee Preservation Order (TPO)	ea of High Landscape Value	ncient Woodland	Townscape		42 se: Amenity greenspace Housing and greenspace Site Photos	
on: Site 26-70 (even), Ridley Street/ Road, Sunderland     YES       af for:     Residential       Designations Map       Adjacent Designations:       Intel:       Adjacent Designations:       Intel:       Adjacent Designations:       Intel:       Adjacent Designations:       Intel:       Intel:       Adjacent Designations:       Intel:	<	Zero/Low Im or minimal r required					Nocionificar	Key UDP NA9 impr	Site En	
en), Ridley Street/ ntia ntia ntia ntia ntia sector Designations: - Residential - Reside						ור וששמבי ומבוזרווובמי	at include identified	Designations: EN10 White Land .4 Housing stock rovements	appraised for:	E Location: Site
et/     Is the site in the Green Belt?     VES       Is the site in the Green Belt?     NO       Is the site in the Green Belt?     NO       Is the site in the Green Belt?     NO       Is the site inpact     Is the site inpact or site site site inpact or special Area of Conservation Area of Conservation Area of Conservation or adjacent to the site?     Is the site inpact on Local Nature       Is the site inpact on Local Nature     Is there any known European or adjacent to the site?     Is the site?       Is the serve (LNR)     Are there any known European or adjacent to the site?     Is the site?       Is the serve (LNR)     The there any known Us protected species/habitats on or adjacent to the site?     Is the site?       Is the divide the development of the site?     No.     Is the site?		ed						Adjacent De • Res • Gre	Residential Residential	26-70 (even), R
ite in the Green Belt?     YES       Ive Impact     NO       liddiversity / SSI proximity     Ive Impact       Adverse impact on Local Nullife Site (SAC)     Ive Impact       Adverse impact on Local Geodiversity     Ive Impact       scientific Interest (SSI)     Ive Interest (SSI Provide Interest (S		igh Impact – gnificant mitigation iquired						signations: Idential enspace		idley Street/
he Green Belt?     VES       NO     NO       ct     NO       y/SSSI proximity     Habitats Regulations       Habitats Regulations     Image: Site special Protection Area of Conservation Area of C	Would the deve site impact upo connectivity of		Category 2: Constraints			Significant Constraints	Biodiversity	Cumulative I Biodi Subje Asses Schoo		
YES   In sites   servation   on or   on or   vected   vected   vected   vected   vected	ent of the ats?	Site (LGS) Are there any knowi species/habitats on site? Wildlife Corridor	Adverse impact on L (LWS) Adverse impact on L	Reserve (LNR) Are there any knowi protected species/hi adjacent to the site?	Adverse impact on S Scientific Interest (S Adverse impact on L	[Ramsar Site, Special (SPA) or Special Area (SAC)]		<b>mpact</b> versity / SSSI proxin ct to Habitats Regul isment sment sl capacity	in the Green	
	о   	n UK protected or adjacent to the	.ocal Wildlife Site .ocal Geodiversity	n European abitats on or	Site of Special SSI) .ocal Nature	a of Conservation	uronean sites	lations		
		<u>۲</u>		<	<b>र</b> र	< <				

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ied Ancient Monument         buffer zone if not designated)         /Grade II*Listed         /Grade II*Listed         /Structure         I listed Building/Structure         /I list Zone 3B (Functional ain)         water Flooding -% of land         /I noo incidence (high)         water Flooding -% of land         /I noo incidence (less)         Drainage Area         Protection Zone         /Safety Executive (HSE)         /Depe         /I lisk Zone Proximity or         /Safety Executive (HSE)         /Depe         /Safety Executive (HSE)         /Depe         /Depe         /I lisk Zone (high)         /I lisk Zone Z(Medium         /I ling						ea ne(+10m	Minerals Safeguarded Area High Voltage electricity line(+10m	
Scheduled Auclent Monument (+ Son buffer zone finor designated)     Does the site have any historical or archaeolog No.       World Hentage Site & Setting (+ Grade I/Lised Building/Structure     Head Site (Forware)       Grade II Lised Building/Structure     Provide III Lised Building/Structure     Medium Impact - no mitigation require required     Medium Impact - provide III Lised Building/Structure       Hood Risk Zone 38 (Functional Flood Risk Zone 38 (Functional Flood Risk Zone 30 (Functional Flood Risk Zone 30 (Functional Flood Risk Zone 20 Medium Granubality)     Low incidence potential of groundwater flo or minimal mitigation or minimal mitigation or minimal mitigation for minimal mitigation for minimal mitigation or minimal mitigation require for the state Flooding - % of land within 1 in 300 incidence (neglum Surface Water Flooding - % of land within 1 in 300 incidence (neglum Surface Water Flooding - % of land within 1 in 300 incidence (neglum Surface Water Flooding - % of land within 1 in 300 incidence (neglum Surface Water Flooding - % of land within 1 in 300 incidence (neglum Surface Water Flooding - % of land within 1 in 300 incidence (neglum Surface Water Flooding - % of land within 1 in 300 incidence (neglum Surface Water Flooding - % of land within 1 in 300 incidence (neglum Surface Water Flooding - % of land within 1 in 300 incidence (neglum Surface Water Flooding - % of land within 1 in 300 incidence (neglum Surface Water Flooding - % of land within 1 in 300 incidence (neglum Surface Water Flooding - % of land within 1 in 300 incidence (neglum Surface Water Flooding - % of land within 1 in 300 incidence (neglum Surface Water Flooding - % of land within 1 in 300 incidence (neglum Surface Water Flooding - % of land within 1 in 300 incidence (neglum Surface Vater Flooding - % of land within 1 in 300 incidence (neglum Surface Vater Flooding - % of land within 1					<	s and coal	Minerals Legacy (quarries	Constraints
Sheddular and Find Accent Monumant (*Shin huffer zane if not disguared burges) Structure     Open the site have any bisorical or archaeological significance?       Grade TI Used Building Structure     Grade TI Used Building Structure     High Inspact - Inspace						uter Zone	HSE COMAH Middle or O	Category 2:
Stradiul deviant Monument (+ Syn buffer core if not disjointed)     Open the site have any bisorical or anchaeological significance?       World Hentage Site & Satting (+ Grade II Listed Building/Structure Grade II Listed Building/Structure Flood Rist Zone 3N (Mohn Grade Incert The Structure II Building Structure Water Flooding Structure Water Flooding Structure Water Flooding Grade Provide Tooding - Ko Flood Water I In 2000 Holder Line Structure Water Flooding - Ko Flood Water I II Structure (membrand Wint II II 1000 Holder Line) Structure Water Flooding - Ko Significant Issues Identified.     Modum Impact - Incert Tooding - Ko Significant Issues Identified.     High Impact - Incert Tooding - Ko Significant Issues Identified.       Grade II I Broch All Deviation Grade II Provide Structure (Hist) Grade II Provide Structure (Hist) Grade II Provide Structure (Hist) Grade II Provide Tooding - Ko Significant Issues Identified.     High Impact - Incert Tooding - Ko Significant Issues Identified.			required		required	uffer zone)	Electricity Pylon (+ 10m b	
Striktland Ancient Maximumett     Does the site have any bistorical or archaeological significance?       I - Sink Julific rank if not disignated Grade (Frade III) striktland Hulling/Structure     No.       Grade III used Juling/Structure     Medium Impact - in Grade (Frade III) striktland     Medium Impact - mathing Structure       Grade III used Juling/Structure     Medium Impact - mathing Structure     Medium Impact - mathing Structure     Medium Impact - mathing Structure       Frade Res Zone 38 (Functional Including Structure     Including Structure     Medium Impact - mathing Structure     Medium Impact - mathing Structure     Medium Impact - mathing Structure     Medium Impact - structure       Frade Res Zone 38 (Functional Including Structure     Investment Integration Conditioner (Frade III)     Investment Impact - arching Structure     Medium Impact - arching Structure     Medium Impact - mathing Structure     Medium Impact - structure       Structure Water Flooding - Surface II I NOD (Frade III) In OD (Frade III) In OD (Finit I III) OD (Frade III) In OD (Finit I III) OD (Frade III) In OD (Finit I III) OD (Finit I III) In OD (Finit I III) OD (Finit I III) In OD (Finit I III) OD (Finit I III) In OD (Finit I III) In OD (Finit I III) In OD (Finit I IIII) In OD (Finit I IIII) In OD (Finit I IIII) In OD (Finit I IIII) In OD (Finit I IIIII) In OD (Finit I IIIIIII) IN OD (Finit I IIIIIIII) In OD (Finit I IIIIIIIII) IN (Finit I IIIIIIIIIIII) IN (Finit I IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII				d	or minimal mitigation	oximity or	COMAH Development Pr Inner Zone	Significant Constraints
Scheduled Ancient Monument (* 50m builter cone if not delignited)     Does the site have any historical or archaeological significance? No.       World Heritage Site & Setting (* cardet IT Listed Building/Structure Gradet IT Listed Building/Structure Gradet IT Listed Building/Structure File Site (Known & Definition & Structure Gradet IT Listed Building/Structure File Site (Known & Definition & Structure Gradet IT Listed Building/Structure File Site (Known & Definition & Structure Gradet (File Site)     Medium Impact - File Site (Known & Definition & Structure Gradet (File Site)     High Impact - Gradet (File Site)     High Impact - File Site (Known & Definition & Structure Gradet (File Site)     High Impact - Gradet (File Site)     High Impact - Grade	pment.	entially suitable for develo	1		Zero/Low Impact - no	e (HSE)	Health & Safety Executive	Category 1:
Scheduled Ancient Monument + Significance Pinde disignated andidate)     Does the site have any historical or archaeological significance? No.       World Hertage Site & Setting (+ andidate)     Image: Setting Site (Norune)     Image: Setting Site (Norune)       Grade / Used Building/Situature     Image: Setting Site (Norun R)     Image: Setting Site (Norun R)       Anchaeological Site (Norun R)     Zetro/Low Impact - Io or minimal initigation     Medium Impact - Io or minimal initigation     Medium Impact - Io or minimal initigation     High Impact - Io or minimal initigation       Nord Ris Zone 30 (Functional Roodbaix Zone 30 (Functional Norunaware Flooding - So flan Suffice Nate: Flooding - So		e Appraisal Conclusion	Site				Steep Slope	
Scheduled Ancient Monument (* 50n buffer zone if not dieliginated) Building/Structure         Does the site have any historical or archaeological significance? No.           World Heritigs Site & Setting (* cindet die)         Image: Seting (* cindet die)         Image: Setting	for?	<pre>/ many jobs could the site provide</pre>	How				Gentle Slope	
Sthedulad Auclent Monument + Som buffer one finot deligned anddare)         Does the site have any historical or archaeological significance?           World Herrage Site & Setting (+ candidare)         Description (- candidare)         Description (- candidare)         Medium inspact - no mitigation required mitigation required         Han Inspact - mitigation required           Flood Bisk Zone 3B (functional flood bisk Zone 3N (High white high Inspact - mitigation required         Low incidence potential of groundwater flooding. Flood Bisk Zone 3N (High white high Inspact - mitigation required         Heriting inspact - mitigation required         Heriting inspact mitigation required         Heriting inspace mitigation required		<pre>/ many homes could be provided?</pre>	How					i opograpny
Strictulad Ancient Manument (*90m Juffer zone II not designated)         Does the site have any historical or archaeological significance?           Wold Hetrage Site & Setting (+ Grade I/Grade II*Listed Building/Structure Grade II Listed Building/Structure Archaeological Site (known & Defential)         Medlum Impact - or minimal mitigation mitigation required Conservation Area         Meglum Impact - mitigation required Conservation required Conservation File Conservation Area         Meglum Impact - Meglum Impact - Meglum Impact - Conservation File Conservation File Conservation Area         Meglum Impact - mitigation required Conservation required Conservation File Conservation File Conservation File Conservation Area         Meglum Impact - Meglum Impact - Conservation File Conservation File Conservation File Conservation Conservation File Conservation Conservation File Conservation Co		at is considered suitable on the sit	Wha	entified.	<ul> <li>No significant issues ide</li> </ul>	~	Predominantly Flat	Site
stheatuled Ancient Monument (+ Som buffer zone find designated)         Does the site have any historical or archaeological significance?           Wold Heritage Site & Setting (+ andidale)         Image: Solid Site (Image: Solid S		tability and Deliverability	Suit			ation	nditions & Contamin	Ground Co
Scheduled Ancient Monument (+ Som buffer zone if not designated)     Does the site have any historical or archaeological significance?       World Heritage Site & Setting (+ enclose) Building/Structure     Grade IFUsad Building/Structure     High impact - or minimal mitigation required     Medium Impact - enclined     High impact - mitigation required       Grade II Used Building/Structure     Zero/Low Impact - or minimal mitigation required     Medium Impact - mitigation required     High impact - significant mitigation required       Flood Risk Zone 30 (Functional flood Risk Zone 30 (Functional mitigation     Low incidence potential of groundwater flooding.     High impact - mitigation required       Flood Risk Zone 20Medium Munerability)     Zero/Low Impact - no mitigation required     High impact - mitigation required       Surface Water Flooding Surface Water Flooding - % of land within 1 in 30 incidence (Figh) within 1 in 30 incidence (Figh)     Zero/Low Impact - mitigation required within 1 in 30 incidence (Figh)     High impact - mitigation required within 1 in 30 incidence (Figh)     High impact - mitigation required							Source Protection Zone	
Strieduied Ancient Monument + Som buffer zone finot designated)     Does the site have any historical or archaeological significance?       World Hentage Site & Setting (+ Grade II-Listed Building/Structure     High Impact - no or minimal mitigation     Medium Impact - required     High Impact - significant mitigation       Grade II-Listed Building/Structure     ZeroyLow Impact - or minimal mitigation     Medium Impact - required     High Impact - significant mitigation       Flood Nsk Zone 38 (Functional Flood Nsk Zone 20Medium Vunerability)     Low incidence potential of groundwater flooding.     High Impact - required       Flood Nsk Zone 30 (Flooding - % of land within 1n 300 incidence (high) Surface Water Flooding - % of land within 1n 100 incidence (high)     ZeroyLow Impact - no or minimal mitigation or minimal mitigation vunerability)     Medium Impact - required     High Impact - mitigation required							Critical Drainage Area	
Striedued Ancient Monument (+ Som buffer zone finot designated)     Does the site have any historical or archaeological significance?       World Hentage Site & Setting (+ Grade U/Grade II*Usted)     High Impact - no or minimal mutigation     Medium Impact - mitigation required     High Impact - significant mutigation required       Archaeological Site (Known & Detential)     Zero/Low/Impact - no required     Medium Impact - mitigation required     High Impact - significant mutigation required       Flood Risk Zone 30 (Functional Flood Risk Zone 30 (Functional Goundwater Flooding - % of land Within 1:n 30 indeterce (high) Surface Water Flooding - % of land Within 1:n 30 indeterce (high)     Zero/Low/Impact - no or minimal mitigation required     Medium Impact - gouried     High Impact - significant mutigation required					~	·% of land e (less)	Surface Water Flooding – within 1 in 1000 incidenc	
Strictuled Auclent Manument (+ Sin buffer zone if not designated)     Does the site have any historical or archaeological significance?       World Hertage Site & Setting (+ ardidate)     High Impact - no principation     Medium Impact - no principation     Medium Impact - mitigation required     High Impact - significant mitigation required       Flood Nisk Zone 3R (Functional Flood Nisk Zone 2/Medium Unreability)     Low incidence potential of groundwater flooding.     High Impact - required     High Impact - mitigation required       Flood Nisk Zone 2/Medium Winerability)     Zero/Low Impact - no or minimal mitigation required     Medium Impact - mitigation required     High Impact - required       Flood Nisk Zone 2/Medium Winerability)     Zero/Low Impact - no or minimal mitigation required     Medium Impact - required     High Impact - significant mitigation required       Surface Water Flooding - % of Iand     Zero/Low Impact - required     Medium Impact - required     High Impact - significant mitigation mitigation required     High Impact - significant mitigation						(medium)	within 1 in 100 incidence	
Scheduled Ancient Manument (+ Son buffer zone if not designated)     Does the site have any historical or archaeological significance?       World Hertage Site & Setting (+ candidate)     Image: Cancel II-Usted Building/Structure						· % of land	Surface Water Flooding –	
Scheduled Ancient Monument (+ Som buffer zone if not designated)     Does the site have any historical or archaeological significance? No.       World Heritage Site & Setting (+ andidate)     I       Grade (Viride) Urusted Building/Structure     I       Grade II Listed Building/Structure     I       Potential)     I       Flood Risk Zone 30 (High Vulnerability)     I       Flood Risk Zone 2/Medium Grauntwater Flooding     I       Flood Risk Zone 2/Medium Grauntwater Flooding     I       Flood Risk Zone 2/Medium Grauntwater Flooding     Zero/Low Impact - no required     Medium Impact - required       Flood Risk Zone 2/Medium Grauntwater Flooding     Zero/Low Impact - no required     High Impact - required						·% of land	Surface Water Flooding -	
Scheduled Anclent Monument (+ 50m buffer zone if not designated)     Does the site have any historical or archaeological significance? No.       World Hentage Site & Setting (+ candidate)     No.       Grade U/Grade II*Listed Building/Structure     High Impact - comervation Area       Grade II Listed Building/Structure     Medium Impact - no preminimal mitigation     Medium Impact - mitigation required       Flood Risk Zone 3B (Functional Flood Risk Zone 3A (High Vulnerability)     Low incidence potential of groundwater flooding.       Flood Risk Zone 2(Medium Vulnerability)     Zeno/Low Impact - cominimal mitigation     Medium Impact - cominimal mitigation			required	2	Ì		Groundwater Flooding	
Scheduled Ancient Monument (+ Som buffer zone if not designated)     Does the site have any historical or archaeological significance? No.       World Heritage Site & Setting (+ candidate)     I       Grade I/Grade UFusted Building/Structure     I       Grade II Usted Building/Structure     I       Conservation Area     I       Archaeological Site (Known & potential)     Zero/Low Impact - no orniningal mitigation     Medium Impact - mitigation required required       Flood Risk Zone 3B (Functional Floodplain)     Low incidence potential of groundwater flooding.       Flood Risk Zone 3A (High Vulnerability)     Low incidence potential of groundwater flooding.	s provided at Sc	n accessible area with local service		<u>م</u>	Zero/Low Impact - no	n	Flood Risk Zone 2(Mediu Vulnerability)	Category 2: Constraints
Scheduled Ancient Wonument (+ Som buffer zone if not disignated)         Does the site have any historical or archaeological significance?         Scheduler Significant         Scheduler Significant         Historic Park or Ga Significant         Significant         Historic Park or Ga Significant         Significant         Wilage Green           Grade In Used Builang/Structure         Fignificant         Fignificant         Category 2: required         Public Open Space/P           Grade In Used Builang/Structure         Fignificant         High Inpact- required         Significant         Category 2: required         Public Open Space/P           Archaeological Site (Known & conservation Area         Zero/Low Impact - required         Medium Impact - required         High Inpact - required         Significant mitigation         High open Space/P           Volage Green Infrastructure required         Green Infrastructure Fignificant mitigation         High inpact - mitigation required         High open Space or playing required         No:           Find Risk Zone 3B (Functional Floodplain)         Low incidence potential of groundwater flooding.         Infrastructure and Services requirements?         Infrastructure and severage capacity for site traffic gene lis there educatory.community/health fa	site to local road ort, education an	at is the broad accessibility of the I shopping services, public transpo munity opportunities?						
Scheduled Anclent Monument (+ Som buffer zone if not designated)         Does the site have any historical or archaeological significance?         Category 1: No.         Historic Park or Ga           World Iteriage Site & Setting (+ candidate)         No.         Spinificant Park or Ga         Spinificant Park or Ga         Spinificant Constraints         Village Green Public Open Space/P           Grade II Listed Building/Structure         Green (Low inpact - or minimal mitigation potential)         Medium Impact - or minimal mitigation required         Medium Impact - or minimal mitigation required         High Impact - mitigation required         High Impact - significant mitigation required         High Impact - required         No.         No.         Natural greenspace         No.           Flood bisk Zone 38 (Functional Floodplain)         Torwing Structure         Torwing constraints required         High Impact - required         High Impact - required         No.         No.         No.         No.           Floodplain         Uv incidence potential of groundwater flooding.         High Impact - store or capacity for site traffic gen Is there out capacity for site traffic gen Is there and severage capacity for requirements?         Is there and severage capacity for Is there and severage capacity for requirements?	facility capacity	ere education/community/health requirements?	Is the site i				Flood Risk Zone 3A (High Vulnerability)	
Scheduled Ancient Monument (+ Som buffer zone if not designated)         Does the site have any historical or archaeological significance?         Category 1: Significant         Historic Park or G Significant           World Heritage Site & Setting (+ candidate)         No.         Setting (+ candidate)         Seting (+ candidate)         Seting (+ candidate)	for site	ere water and sewerage capacity lirements?	ls th requ				Floodplain)	Significant Constraints
Scheduled Ancient Monument (+ Som buffer zone if not designated)         Does the site have any historical or archaeological significance?         Category 1: significant No.         Historic Park or Ga Significant (Naleg Green           World Hentage Site & Setting (+ andidate)         No.         Vertice Park or Ga         Vertice Park or Ga           Grade I/Grade II*Usted Building/Structure         Feature         Category 2: enterty / Church         Public Open Space/P           Grade II Usted Building/Structure         Feature         Medium Impact - no equired         Medium Impact - equired         High Impact - equired         Category 2: equired         Public Open Space/P           Archaeological Site (Known & potentia)         Zero/Low Impact - equired         Medium Impact - equired         High Impact - equired         High Impact - equired         High Impact - equired         No.           Vertex         Zero/Low Impact - no equired         Medium Impact - equired         High Impact - equired         High Impact - equired         No.           Vertex         Zero/Low Impact - equired         Medium Impact - equired         High Impact - equired         High Impact - equired         No.           Vertex         Zero/Low Impact - equired         Else proposed development site feds?         No.         Stite proposed development site feds?	eneration?	ere road capacity for site traffic g	Is the	l of groundwater flooding.	Low incidence potentia	tional	Zone	Category 1:
::       Scheduled Ancient Monument (+ Som buffer zone if not designated)       Does the site have any historical or anchaeological significance?       Category 1: Significant (- Som buffer zone if not designated)       Historic Park or Gategory 2: No.       Historic Park or Gategory 2: Constraints       Public Open Space/Park or minimal mitigation         Anchaeological Site (Known & potential)       Zero/Low Impact - no or minimal mitigation       Medium Impact - or minimal mitigation required       High mpact - cor constraints       High or Wa significant mitigation       Public Right of Wa constraints         V       Zero/Low Impact - or minimal mitigation       Medium Impact - or minimal mitigation required       High mpact - cor constraints       Public Right of Wa constraints         Significant optiential)       Zero/Low Impact - cor constraints       Significant mitigation       Significant mitigation       Significant mitigation         Significant mitigation       Seror constraints       Significant mitigation <t< th=""><th>-</th><th>rastructure and Services</th><th>Infr</th><th></th><th>-</th><th></th><th></th><th>Flooding</th></t<>	-	rastructure and Services	Infr		-			Flooding
Scheduled Ancient Monument       Does the site have any historical or archaeological significance?       Category 1:         s       (+ S0m buffer zone if not designated)       No.       Significant       Si	Yes, partly pr amenity gree	e proposed development site gnated as open space or playing ls?	ls th desig field		٢			
::       Scheduled Ancient Monument (+ S0m buffer zone if not designated)       Does the site have any historical or archaeological significance?       Category 1: Significant         s       World Heritage Site & Setting (+ candidate)       No.       Significant       Constraints         Grade I/Grade II*Listed Building/Structure       Grade II/Listed Building/Structure       Category 2:       Category 2:         Grade II Listed Building/Structure       Zero/Low Impact - no or minimal mitigation required       Medium Impact - mitigation required       High Impact - significant mitigation	ture corridor	Green Infrastruc	required		required			
Scheduled Ancient Monument       Does the site have any historical or archaeological significance?       Category 1:         s       (+ 50m buffer zone if not designated)       No.       Significant       Constraints       Significant       Si	√ <b>ay</b> ′bridleway)	Public Right of V (cycleway/ footpath	High Impact – significant mitigation	d	Zero/Low Impact - no or minimal mitigation	vn &	Archaeological Site (Knov potential)	
::       Scheduled Ancient Monument       Does the site have any historical or archaeological significance?       Category 1:         s       (+ 50m buffer zone if not designated)       No.       Significant		Allotment					Conservation Area	
Image: Scheduled Ancient Monument       Does the site have any historical or archaeological significance?       Category 1: Significant         s       (+ 50m buffer zone if not designated)       No.       Significant       Significant         world Heritage Site & Setting (+ candidate)       (+       No.       Constraints       Constraints         Grade I/Grade II*Listed       Image: No.       Category 2:       Category 2:       Constraints	Ö	Natural greenspac				tructure	Grade II Listed Building/S	Category 2: Constraints
::     Scheduled Ancient Monument (+ 50m buffer zone if not designated)     Does the site have any historical or archaeological significance?     Category 1: Significant       vorld Heritage Site & Setting (+ candidate)     No.     Constraints	:/Playing Field/F		Cate				Grade I/Grade II*Listed Building/Structure	
::       Scheduled Ancient Monument       Does the site have any historical or archaeological significance?       Category 1:         (+ 50m buffer zone if not designated)       No.       No.       Significant         s       Significance       Constraints       Constraints	.chyard	Cemetery / Chui				tting (+	World Heritage Site & Set candidate)	
Scheduled Ancient Monument       Does the site have any historical or archaeological significance?       Category 1:         (+ 50m buffer zone if not designated)       No.       Significant		~	Con					Constraints
	Garden (ен <sub>List</sub> )			storical or archaeological sig	Does the site have any hi No.	ment designated)	Scheduled Ancient Monu (+ 50m buffer zone if not	Category 1: Significant

Site is considered suitable for development	ero/Low Impact - no r minimal mitigation equired	ccess to be considered in conjunction with Site refs 104 and 175. ootpaths to be stopped up. urther developments in Southwick and Fulwell will require ncreased school capacity to meet demand.	ero/Low Impact - no r minimal mitigation equired	he site provides amenity greenspace.
Site is considered potentially suitable for development	Medium Impact - mitigation required	in conjunction with S up. Southwick and Fulw y to meet demand.	Medium Impact - mitigation required	y greenspace.
Site is not considered suitable for development	High Impact – significant mitigation required	ite refs 104 and 175. ell will require	High Impact – significant mitigation required	

			Constraints	Category 2:	Significant Constraints	Category 1:			SLR Ref: SHLAA Ref: 243 Present Land Use: Adjacent Uses: Ho
	Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	or Significance Tree Preservation Order (TPO)	Area of High Landscape Value	Ancient Woodland	Grade I Agricultural Land	d Townscane		243 Site Se: Amenity gree Housing and gre Site Photos
		Land	PO)			_			Area: 0.50ha
<u>ح</u>	Zero/Low Impact - no or minimal mitigation required					No significant issues identified.		Key Designations: UDP EN10 White Land NA9.4 Housing improvements CN23 Wildlife Corridors	Site Location: Ea Sunderland
	Medium Impact - mitigation required					lentified.	-	<b>ins:</b> te Land Corridors	Pesignation Designation
	High Impact – significant mitigation required							<ul> <li>Adjacent Designations:</li> <li>Residential</li> <li>Greenspace</li> </ul>	ential s Map
Would the development site impact upon the connectivity of habitats?		Category 2: Constraints			Significant Constraints	Category 1:	Rindiversity	<ul> <li>Cumulative Impact</li> <li>Biodiversity ,</li> <li>Subject to Ha Assessment</li> <li>School capac</li> </ul>	Is the site
Would the development of the Yes 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	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) Adverse impact on Local Nature	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	Adverse impact on European sites		<b>tive Impact</b> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity	Is the site in the Green Belt?
ß	n UK protected or adjacent to the	Local Wildlife Site .ocal Geodiversity	n European Jabitats on or	Site of Special SSI) .ocal Nature	al Protection Area a of Conservation	European sites		nity lations	Belt? NO
	<u> </u>	<	<	< <	. <				
	Zero, or m requ			ISSS	subj to Fi	Site			Urba Urba Woul the fi 1. Che 2. Safi 2. Safi 2. Safi encro encro encro encro encro encro for the m the

1	I		l	1
rownfield %		100 Greenfield %	0	
rban?	<u>ح</u>	Urban fringe?	Open countryside?	ide?
ould development on this site imp e five purposes of the Green Belt?	nent or s of the	ould development on this site impact upon e five purposes of the Green Belt?	Impact	No impact
Check unrestric	ted spra	Check unrestricted sprawl of the built-up area?		
Safeguard the c croachment?	ountrys	Safeguard the countryside from further croachment?		
Prevent merging of Sunderland v ashington, Houghton-le-Spring a e merging of Shiney Row with W lester-le-Street and Bournmoor?	g of Sur ghton-le iney Rov and Bou	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging of Shiney Row with Washington, lester-le-Street and Bournmoor?		
Preserve the specia storic settlements?	ecial & : its?	Preserve the special & separate characteristics of toric settlements?		
Assist in the reg	generati	Assist in the regeneration of the urban area?		
ote: This assessr ed to allocate G en his will be ur ocess in a manr sisting the reger	nent ass ìreen Be Idertake Ier whic Ineratior	ote: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
te lies within 6km of the c bject to Habitats Regulati Fulwell Quarries and the bundary. Priority species i SI / Local Nature Reserve. SI / Local Nature Reserve.	thin 6km c Habitats R Priority sp I Nature R	te lies within 6km of the coastal wildlife corridor, and is therefore bject to Habitats Regulations Assessment (HRA). Site is also linked Fulwell Quarries and the wildlife corridor along the northern city bundary. Priority species in vicinity of site, and close proximity to a SI / Local Nature Reserve. SI / Local Nature Reserve.	HRA). Site i along the nc and close pu	s therefore is also linked orthern city roximity to a
ero/Low Impact - no - minimal mitigation quired	act - no igation	Medium Impact - mitigation required	High Impact significant m required	High Impact – significant mitigation required

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? Local archaeological importance.	orical or archaeological si ance.	gnificance?	Category 1: Significant Constraints	Historic Park or Garden (EH List) Village Green	(EH List)	Site p Infras River
	World Heritage Site & Setting (+ candidate)						Cemetery / Churchyard		
	Grade I/Grade II*Listed Building/Structure					Category 2: Constraints	Public Open Space/Playing Field/Play Area		<u>ح</u>
Category 2:	Grade II Listed Building/Structure						Natural greenspace		
	Conservation Area						Allotment		
	Archaeological Site (Known & potential)	<b>۲</b>	Zero/Low Impact - no I or minimal mitigation I required	Medium Impact - mitigation required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor		Zero, or mi
			<b>&lt;</b>			Is the proposed development site designated as open space or playing fields?	velopment site Yes n space or playing	-	
Flooding						Infrastructure	Infrastructure and Services	-	
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		Part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	d by 1:30 incidence surf: of groundwater flooding	ace water flooding. <sup>5</sup> .	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?	;	Footp
	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, stion and	
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	<u>ح</u>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Within an accessik Southwick	Within an accessible location with local services provided at Southwick	s provided at	Zero, or m requ
	Surface Water Flooding – % of land within 1 in 30 incidence (high)	10%							
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	10%			<u>۲</u>				
	Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	15%							
	Source Protection Zone								
Ground Co	<b>Ground Conditions &amp; Contamination</b>					Suitability an	Suitability and Deliverability		
Site	Predominantly Flat	۲	No significant issues identified	tified.		What is considere	What is considered suitable on the site?	Residential	
Topography						How many homes	How many homes could be provided?	14 31dpha	۵
	Gentle Slope					How many jobs co	How many jobs could the site provide for?		
	Undulating					Site Appraisal Conclusion	l Conclusion		
	Steep Slope						Conclasion		
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or		Zero/Low Impact - no	Medium Impact - mitigation required	High Impact – significant mitigation	Potentially sui	Potentially suitable for development.	-	Sit
	Electricity Pylon (+ 10m buffer zone)		required		required				
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites. Contaminated land								
	Minerals Legacy (quarries and coal mining)								
	Minerals Safeguarded Area								
	Hign Voltage electricity line(+10m buffer zone)								

Site is not considered suitable for development	Site is considered potentially suitable for development	Site is considered suitable for development
High Impact – significant mitigation required	Medium Impact - mitigation required	ero/Low Impact - no r minimal mitigation equired
ite refs 104 and 175. /ay. ell will require	in conjunction with S 4 up. Public Right of W 1 Southwick and Fulw 1 to meet demand.	ccess to be considered in conjunction with Site refs 104 and 175 potpaths to be stopped up. Public Right of Way. urther developments in Southwick and Fulwell will require icreased school capacity to meet demand.
High Impact – significant mitigation required	Medium Impact - mitigation required	ero/Low Impact - no r minimal mitigation equired
, the edge of a Green Quarries towards the of the city.	eenspace, and lies on hat connects Fulwell ( the Green Belt north (	te provides amenity greenspace, and lies on the edge of a Green frastructure corridor that connects Fulwell Quarries towards the iver Wear, and also to the Green Belt north of the city.

	<u>م</u>	Category 2: A Constraints o	Category 1: G Significant Constraints A	Landscape and Townscape						Adjacent Uses: Natural greenspace /	SLR Ref: SHLAA Ref: 2
Landscape	Grade 2 or 3a Agricultural Land	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	Grade I Agricultural Land Ancient Woodland	Townscape				254		Site Bhoton	254
	ultural Land	cape Value Drder (TPO)	Land							reenspace / re greenspace	<b>Site Area</b> : 0.72ha
or minim required	1		No signi							reservoir	
required			No significant issues identified.		Key Designations: UDP L1/7/9 Open space EN10 White Land CN23 Wildlife Corridors		À			Site appraised for:	<b>Site Locatio</b> Broomshiel
mitigation required			entified.		n <u>ns:</u> en space nd Corridors		K	1.20			Site Location: Fulwell Reservoir, Broomshields Close, Sunderland
					Adjacent Des SSSI Sport Resid					Residential	voir, rland
rignificant mitigation required					<ul> <li>acent Designations:</li> <li>SSSI</li> <li>Sports pitches</li> <li>Residential</li> </ul>				NA24		rear of
	Category 2: Constraints		Category 1: Significant Constraints	Biodiversity	Cumulat • • • • • •	1410941		8151	<u> </u>		Is the s
Are there any kn species/habitats site? Would the development of the site impact upon the connectivity of habitats?		Adverse impa Reserve (LNR) Are there any		sity	<ul> <li>Cumulative Impact</li> <li>Biodiversity / SSSI proximity</li> <li>Subject to Habitats Regulations Assessment</li> <li>Within Critical Drainage Area</li> <li>School capacity</li> </ul>						Is the site in the Green Belt?
Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor opment of the the abitats?	protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGC)	Adverse impact on Local Nature Reserve (LNR) Are there any known European	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)		proximity Is Regulations ainage Area						reen Belt?
it to the	or ife Site	□	in Area rvation								NO VES
or minimal mitigation required			Site lies in cl corridor, an (HRA). Wes Fulwell Qua boundary. F			5. Assist in the random of the second	4. Preserve the specia historic settlements?	3. Prevent mer Washington, H the merging of Chester-le-Stre	2. Safeguard the encroachment?	Would develop the five purpos	Brownfield Urban?
	_		lose proximity d is therefore : tern boundary rries and the v riority species			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 Pla process in a manner which would be contrary to assisting the regeneration of the urban area.	e special & separa nents?	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?	Would development on this site imp the five purposes of the Green Belt? 1 Check unrestricted snrawl of the built.	1% 100 ✓ Urba
mitigation required	•		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Western boundary adjoins a SSSI. Site is also linked to Fulwell Quarries and the wildlife corridor along the northern city boundary. Priority species within and in close proximity 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.	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?	om further	Would development on this site impact upon the five purposes of the Green Belt?	100 Greenfield % Urban fringe?
			f the coastal w itat Regulation: . Site is also lin . along the nort close proximity				of			Impact	ld % 0 Open countryside?
right impact - required			Idlife Assessment ked to hern city of site.							No impact	ide?

Site is considered suitable for development	ero/Low Impact - no r minimal mitigation quired	ccess constrained via Broomshields Avenue (narrow road and otways). Viewforth Terrace/Viewforth Drive parking issues. Ne nk road required from Newcastle Road (north of Mill Garages) or arley Hill Road to the west. urther developments in Southwick and Fulwell will require creased school capacity to meet demand.	ero/Low Impact - no r minimal mitigation :quired	te provides natural greenspace, and lies on the edge of a Green frastructure corridor that connects Fulwell Quarries towards the iver Wear, and also to the Green Belt north of the city.					
Site is considered potentially suitable for development	Medium Impact - mitigation required	roomshields Avenue rrace/Viewforth Driv Vewcastle Road (nort Vewcastle Road fulw Southwick and Fulw y to meet demand.	Medium Impact - mitigation required	enspace, and lies on nat connects Fulwell ( he Green Belt north (					
Site is not considered suitable for development	High Impact – significant mitigation required	(narrow road and e parking issues. New h of Mill Garages) or ell will require	High Impact – significant mitigation required	the edge of a Green Quarries towards the of the city.					
	Landscape	Grade 2 or 3a Agricultural Area of Significant Historic	Tree Preservation Order (TPO)		Category 1:       Grade I Agricultural Land         Significant       Ancient Woodland	be and		SLK KET: SHLAA Ref: 265 Present Land Use: Car park Adjacent Uses: Housing and gre Site Photos	CID Dof:
---	--	--	---	---	--	--------------	---	--	-------------------
		Land	Order (TPO)	Iscape Value		-		65 65 Car park Housing and greenspace Site Photos 265 265 265	Cito Aron: 0 10hn
<		Zero/Low Impact - no			No significant issues identified.		Key Designations: UDP EN10 White Land L1/7/9 Open space B14 Areas of Potential Archaeological Importance CN23 Wildlife Corridors	Site appraised for:	
	ed	Medium Impact -			ified.		nce	UDP Designati	
	significant mitigation required	High Impact –					<ul> <li>Adjacent Designations:</li> <li>Residential</li> <li>River bank</li> <li>Woodland</li> </ul>	lential ons Map	North Howen
Would the development site impact upon the connectivity of habitats?		Category 2: Constraints			Category 1: Significant Constraints	Biodiversity	<ul> <li>Cumulative Impact</li> <li>Subject to Hat Assessment</li> <li>Within Critic</li> </ul>	Is the site	
Would the development of the Yes site impact upon the connectivity of habitats?	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 Site (LGS)	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	-	<b>tive Impact</b> Subject to Habitats Regulations Assessment Within Critical Drainage Area	Is the site in the Green Belt? NO	
	<u>ح</u>			<u>ــــــــــــــــــــــــــــــــــــ</u>	٢	-			
	or m requ	Zero		COFFI	Site li corrio (HRA			Urba Woul the fiv the fiv 1. Che encroa 3. Prev Washi the mo Cheste Cheste Cheste 5. Assi 5. Assi 5. Assi 5. Assi 5. Assi 5. Assi	ro,

ownfield %	100 Greenfield %	0	
rban? 🗸	Urban fringe?	Open countryside?	de?
ould development on this site imp e five purposes of the Green Belt?	ould development on this site impact upon e five purposes of the Green Belt?	Impact	No impact
Check unrestricted spi	Check unrestricted sprawl of the built-up area?		
Safeguard the countryside from further croachment?	side from further		
Prevent merging of Sunderland with Tynes ashington, Houghton-le-Spring and Seahar e merging ofShiney Row with Washington, ester-le-Street and Bournmoor?	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, ester-le-Street and Bournmoor?		
Preserve the special & toric settlements?	Preserve the special & separate characteristics of toric settlements?		
Assist in the regenerat	Assist in the regeneration of the urban area?		
te: This assessment assumes that if there ed to allocate Green Belt sites for develop en his will be undertaken through the Loca ocess in a manner which would be contrar sisting the regeneration of the urban area.	te: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
-		-	· · · · · · · · · · · · · · · · · · ·
e lies in close pro rridor, and is ther RA). Site also forr rridor. Priority sp	re lies in close proximity (under 2km) of the coastal wildlife rridor, and is therefore subject to Habitats Regulations Assessment RA). Site also forms part of the River Wear strategic wildlife rridor. Priority species in vicinity of site. rridor.	Regulations Ass strategic wildlif	dlife 3 Assessment 11dlife
ro/Low Impact - no minimal mitigation	Medium Impact - mitigation	High Impact significant m	High Impact – significant mitigation
quired		required	

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 Local archaeological significance.	Does the site have any historical or archaeological significance? Local archaeological significance.	gnificance?	Category 1: Significant	Historic Park or Garden (EH List)	arden (ен ust)		The s corric
									L	
	World Heritage Site & Setting (+ candidate)						Cemetery / Churchyard	hyard		
	Grade I/Grade II*Listed Building/Structure					Category 2: Constraints	Public Open Space/Playing Field/Play Area	Playing Field/Play		
Category 2:	Grade II Listed Building/Structure						Natural greenspace			
	Conservation Area						Allotment			
	Archaeological Site (Known & potential)	<	Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation required	High Impact – significant mitigation		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	ay ridleway) Jre corridor		Zero, or mi
			<			Is the proposed development site designated as open space or playing fields?	velopment site 1 space or playing	NO.		-
Flooding	1					Infrastructure and Services	and Services			
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site lies in a Critical Drainage Area. groundwater flooding.	Low	incidence potential of	Is there road capao Is there water and requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	or site	<u>م</u> س	Existi bank.
	Flood Risk Zone 3A (High Vulnerability)					Is there education, site requirements? What is the broad	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road ne	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network,	<i>र</i>	
Category 2:	Flood Risk Zone 2(Medium		Zero/Low Impact - no	Medium Impact -	High Impact –	Limited accessibility to som	Community opportunities: Limited accessibility to some local facilities	ties.	Z	Zero/
	Groundwater Flooding	۲	or minimal mitigation required	mitigation required	significant mitigation required					or m requ
	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 Con	<b>Ground Conditions &amp; Contamination</b>					Suitability and	Suitability and Deliverability	_	2	
Site	Predominantly Flat	۲	No significant issues identified.	ntified.		What is considered	What is considered suitable on the site?	Leisure	fices	
ιοροβιαριιγ	Contlo Clono					How many homes	How many homes could be provided?	2007 10 50dpha	bha	
	Undulating							-		
	Steep Slope					Site Appraisal Conclusion	Conclusion			
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or		Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation required	High Impact – significant mitigation	Not suitable for residential	r residential			Sit
Constraints	Inner Zone Electricity Pylon (+ 10m buffer zone)		required		required					
C-+										
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)									



Adjacent Uses:     Notice appraised for:     Residential
Cito approired for: Decid

0 114:34-44		
Urban fringe?		
ould development on this site impact upon e five purposes of the Green Belt?	Impact	No impact
Check unrestricted sprawl of the built-up area?		
Safeguard the countryside from further croachment?		
Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, ester-le-Street and Bournmoor?		
Preserve the special & separate characteristics of toric settlements?		
Assist in the regeneration of the urban area?		
te: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
idence of priority species in the area, and rridor beside the A19.	forms part of	a wildlife
Medium Impact - mitigation required	High Impac significant required	t – mitigation
	ownfield %       O       Greenfield %         uld development on this site impact upon e five purposes of the Green Belt?       Urban fringe?         Check unrestricted sprawl of the built-up area?       Encention further         check unrestricted sprawl of the built-up area?       Safeguard the countryside from further         croachment?       Frevent merging of Shiney Row with Washington, ester-le-Street and Bournmoor?         Preserve the special & separate characteristics of toric settlements?       Frevent through the ucal Plan area?         Assist in the regeneration of the urban area?       It urban area?         Assist in the regeneration of the urban area?       It urban area?         cte: This assessment assumes that if there is a ed to allocate Green Belt sites for development and undertaken through the Local Plan ocess in a manner which would be contrary to issting the regeneration of the urban area.         vidence of priority species in the area, and pridor beside the A19.       Medium Impact - no mitigation mitigation mitigation	ere is a lopment ocal Plan rary to ea.

Category 1:       Health & Saf         Significant       COMAH Dev         Constraints       Inner Zone         Electricity P       Electricity P         Category 2:       HSE COMAH         Constraints       Landfill sites         Minerals Leg       mining)         High Voltage       High Voltage	Ground Conditions & Contamination Site Topography Gentle Slope Undulating Steen Slone	Category 2:Flood Risk ZoConstraintsVulnerability)GroundwaterSurface Watewithin 1 in 30Surface Watewithin 1 in 10Surface Watewithin 1 in 10Surface Protee	Flooding Category 1: Significant Constraints Flood Risk Zo Vulnerability		Historic Environment and Culture         Category 1:       Scheduled Ancient Monume         Significant       (+ 50m buffer zone if not de         Constraints       World Heritage Site & Settin         Category 1:       Grade I/Grade II*Listed         Building/Structure       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) Minerals Safeguarded Area High Voltage electricity line(+10m	A Contamination antly Flat pe	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)	ronment and Culture Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
2 0 N	< <	2%		2 0 N	20
Zero/Low Impact - no v or minimal mitigation m required	No significant issues identified.	Zero/Low Impact - no v or minimal mitigation m required	No significant issues identified.	Zero/Low Impact - no vor minimal mitigation required	Does the site have any historical or archaeological significance? No significant issues identified.
Medium Impact - mitigation required	fied.	Medium Impact - mitigation required	fied.	Medium Impact - mitigation required	rical or archaeological sig d.
High Impact – significant mitigation required		High Impact – significant mitigation required		High Impact – significant mitigation required	nificance?
Established shelter belt to suitable for development.	Suitability and Deliverabi What is considered suitable on the How many homes could be provid How many jobs could the site prov	Local services 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 green Allotment (cycleway/ foot Green Infras Is the proposed development site designated as open space or playi fields?	Green Infrastructure         Category 1:       Historic         Significant       Village         Constraints       Village         Category 2:       Public O         Constraints       Area
	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 services provided at Hylton Castle 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?	space of Way path/br tructu	tructure Historic Park or Garden (ЕН ⊔st) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
A19. Not considered	Open space 16 32dpha	centre	eration? r site cility capacity for e to local road networ . education and	y ridleway) re corridor Yes, as natural greenspace	rden (EH List) 1yard 'laying Field/Play
	bha	Zero, requ	May of A1 resid	Zero,	Site p narro linkin The s neigh



	Grade 2 or 3a Agricultural Land Area of Significant Historic	Category 2:     Area of High Landscape Value       Constraints     or Significance       Tree Preservation Order (TPO)	Category 1:Grade I Agricultural LandSignificantAncient Woodland	Landscape and Townscape		SLR Ref:       Site Area:         SHLAA Ref:       362         Present Land Use:       Vacant, employment         Adjacent Uses:       Housing and greenspace         Site Photos       Site Photos         Option (Streen)       362         Option (Streen)       362         Option (Streen)       362         Option (Streen)       362         Option (Streen)       362
		scape Value	I Land			Site Area: 0.32ha Vacant, employment uses using and greenspace Site Photos
or minimal mitigation mitig required	Zero/Low Impact - no / Medi		Historic riverside industrial landscape, Magne views from and setting of Wearmouth Bridge.		Key Designations: Alteration No.2: NA3B.1 Residential / student accom / assembly and leisure / business / small scale retail. UDP CN23 Wildlife Corridors NA30.4 Key viewpoints	Site Location: Lar Estate, Charles St, Site appraised for: UI
required significant mitigation required	Medium Impact - High Impact -		Historic riverside industrial landscape, Magnesian Limestone gorge, views from and setting of Wearmouth Bridge.		Adjacent Designations:         • Employment         • Residential         usiness       • Greenspace         dors	P Design Re
	Category 2: Constraints			Biodiversity	<ul> <li>Cumulative Impact</li> <li>Subject to Hater Assessment</li> <li>Within Critic</li> </ul>	Is the s
Are there any known UK protected species/habitats on or adjacent to the Wildlife Corridor Wildlife Corridor site impact upon the connectivity of habitats?	Adverse impact on Local Geodiversity Site (LGS)	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		<	<b>tive Impact</b> Subject to Habitats Regulations Assessment Within Critical Drainage Area	Is the site in the Green Belt? NO
the requ	ite sity Zero	< <	<			VES     Browno       Iap     Urba       Iap     Would the filter       1. Che     2. Safiter       2. Safiter     encroid       3. Predict     Wash       How of the medication     Histor       5. Ass     Note:       need     histor

rownfield %	50 Greenfield %	50	
rban? 🗸	Urban fringe?	Open countryside?	le?
ould development on this site imp e five purposes of the Green Belt?	ould development on this site impact upon e five purposes of the Green Belt?	Impact	No impact
Check unrestricted sprawl of the built-up	awl of the built-up area?		
Safeguard the countryside from further croachment?	side from further		
Prevent merging of Sunderland v ashington, Houghton-le-Spring a e merging ofShiney Row with Wa lester-le-Street and Bournmoor?	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?		
Preserve the special & storic settlements?	Preserve the special & separate characteristics of storic settlements?		
Assist in the regeneration of the urban area?	ion of the urban area?		
ote: This assessment assumes that if there is a ed to allocate Green Belt sites for developme en his will be undertaken through the Local Pl ocess in a manner which would be contrary to sisting the regeneration of the urban area.	ote: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
rridor, and is there	te lies in close proximity (under 2km) of the coastal wildlife pridor. and is therefore subiect to Habitats Regulations Ass	coastal wild Regulations	life Assessment
orridor, and is therefore s IRA). Site also forms part becies in proximity of site.	orridor, and is therefore subject to Habitats Regulations Assessment IRA). Site also forms part of the River Wear corridor. Priority becies in proximity of site.	Regulations , corridor. Pr	is Assessment Priority
ero/Low Impact - no - minimal mitigation quired	o Medium Impact - n mitigation required	High Impact – significant mitigation required	t – nitigation

**<** 

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 archaeolog The site lies within the wider setting of the grad the remains of Monkwearmouth Anglo-Saxon N	<b>Does the site have any historical or archaeological significance?</b> The site lies within the wider setting of the grade I listed St Peters Church and the remains of Monkwearmouth Anglo-Saxon Monastery, a Scheduled Ancient	<b>ical significance?</b> e I listed St Peters Church and Ionastery, a Scheduled Ancient	Category 1: Significant Constraints	Historic Park or Garden (EH List) Village Green	(EH List)	Site ir the n: Infras
	World Heritage Site & Setting (+ candidate)		Also situated in close proximity to and within imn	Also situated in close proximity to and within immediate setting of grade II Also situated in close proximity to and within immediate setting of grade II listed Monwearmouth Bridge and Bailway Bridge	iate setting of grade II		Cemetery / Churchyard		
	Grade I/Grade II*Listed Building/Structure	<				Category 2: Constraints	Public Open Space/Playing Field/Play Area	; Field/Play	
Category 2:	Grade II Listed Building/Structure	<					Natural greenspace		
	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	rridor <b>&lt;</b>	Zero/ or mi requi
				<		Is the proposed development site designated as open space or playing fields?	n space or playing		
Flooding						Infrastructure	Infrastructure and Services		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site lies within a Critical Drainage Area. groundwater flooding.		Low incidence potential of	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?	n?	Await
	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	
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	<b>&lt;</b>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Within an accessible location	le location		Zero/ or mi requi
	Surface Water Flooding – % of land within 1 in 30 incidence (high)								
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)			٢					
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)								
	Critical Drainage Area	۲							
Ground Cor	Source Protection Zone					Suitability an	Suitability and Dolivorability		
Site Topography	Site Predominantly Flat		Steep slope to site, and possible contamina		tion due to previous uses.	What is considere	What is considered suitable on the site?	siden	
ropograpny	Gentle Slope					How many homes How many iobs cc	How many homes could be provided? How many iobs could the site provide for?	50 156dpha	าล
	Undulating Steep Slope	<				Site Appraisal Conclusion	l Conclusion		
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or		Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation required	High Impact – significant mitigation	Potentially sui	Potentially suitable for development		
	Electricity Pylon (+ 10m buffer zone)		required		required				
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land	ć 🔪		<					
	Minerals Legacy (quarries and coal mining)			l					
	Minerals Safeguarded Area High Voltage electricity line(+10m								

Site is considered suitable for development	waiting further details ero/Low Impact - no r minimal mitigation quired	te includes amenity greenspace and Palmer's Hill Road also ac ne national C2C cycleway. Forms part of the River Wear Green frastructure corridor. <b>Pro/Low Impact - no</b> reminimal mitigation equired Medium Impact - High Impact - significant mitigation required High Impact - significant mitigation required
Site is considered potentially suitable for development	Medium Impact - mitigation required	Medium Impact - mitigation required
Site is not considered suitable for development	High Impact – significant mitigation required	amenity greenspace and Palmer's Hill Road also acts as C2C cycleway. Forms part of the River Wear Green e corridor. pact - no mitigation mitigation required Medium Impact - significant mitigation required required



rownfield % 10	Greenfield %	90	
rban? 🗸 Urb:	Urban fringe?	Open countryside?	e?
ould development on this site impact upon e five purposes of the Green Belt?	site impact upon en Belt?	Impact	No impact
Check unrestricted sprawl of the built-up area?	the built-up area?		
Safeguard the countryside from further croachment?	om further		
Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?	nd with Tyneside, 1g and Seaham, and 1 Washington, 1 or?		
Preserve the special & separate characteristics of storic settlements?	ate characteristics of		
Assist in the regeneration of the urban area?	the urban area?		
ote: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.	s that if there is a s for development ough the Local Plan Jld be contrary to le urban area.		
te lies in close proximity (under 2km) of the coastal wildlife orridor, and is therefore subject to Habitat Regulations Assessment IRA). Site also lies near to ponds, with evidence of priority species close proximity to site.	/ (under 2km) of the subject to Habitat R to ponds, with evide	coastal wildl egulations A: ence of priori	dlife Assessment ority species
ero/Low Impact - no - minimal mitigation quired	Medium Impact - mitigation required	High Impact – significant mitigation required	nitigation

<mark>ار</mark>

						High Voltage electricity line(+10m	
						Ivilliel als Salegual ded Mica	
						mining)	
			<			Landfill sites, Contaminated land Minerals Legacy (quarries and coal	onstraints
						HSE COMAH Middle or Outer Zone	Category 2:
		i equil eq		Tequied		Electricity Pylon (+ 10m buffer zone)	
space and other significant issues	space and other	significant mitigation	mitigation required	or minimal mitigation		Inner Zone	Significant Constraints
Not suitable for development- designated open	Not suitable for	High Impact –	Medium Impact -	Zero/Low Impact - no		Health & Safety Executive (HSE)	Category 1:
Conclusion	Site Appraisal Conclusion					Steep Slope	
					<	Undulating	
for?	How many jobs coul					Gentle Slope	
What is considered suitable on the site? Open space	What is considered suitable on the sit	Ē	ation necessary as a result.	Raised site, some mitigation necessary as a		Predominantly Flat	Site Topography
	Suitability and Deliverability				-	nditions & Contamination	<b>Ground Conditions</b>
						Source Protection Zone	
					۲	Critical Drainage Area	
					5%	within 1 in 1000 incidence (less)	
			<		۲ <u>/</u> 0	within 1 in 100 incidence (medium)	
					<u>%</u> ر	Surface Water Flooding – % of land	
						Surface Water Flooding – % of land	
		required	C	required	٢	Groundwater Flooding	
location	Within an accessible location	High Impact – significant mitigation	Medium Impact - mitigation required	Zero/Low Impact - no		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/c site requirements?					Flood Risk Zone 3A (High Vulnerability)	
Is there water and sewerage capacity for site requirements?	Is there water and s requirements?	ge Area and is anected in parts by Low incidence potential of	ge Area Low inc	1/100 year surface water flooding. Low inc		Floodplain)	Category 1: Significant Constraints
and Services	Infrastructure and Services			1	-	Flood Bick Jone 30 /Finetional	Flooding
elopment site Yes, virtually the entire space or playing site.	Is the proposed development site designated as open space or playing fields?		<u>ح</u>				
of Way path/bri tructui		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	
Cemetery / Churchyard				I		World Heritage Site & Setting (+ candidate)	
Village Green	~~~~						Constraints
Historic Park or Gargen (EH List)	Significant	0	Site formed part of the North Dock railway line.	Site formed part of the North Dock railway line.	<u> </u>	(+ 50m buffer zone if not designated)	Significant

Site is not considered suitable for development	Site is considered potentially suitable for development	Site is considered suitable for development
High Impact – significant mitigation required	Medium Impact - mitigation required	ero/Low Impact - no r minimal mitigation equired
onsider access to bus are Home.	point of access to be determined. Consider acc Recent application for Residential Care Home.	uitable point of access to be determined. Consider access to bus ervices. Recent application for Residential Care Home.
High Impact – significant mitigation required	Medium Impact - mitigation required	ero/Low Impact - no r minimal mitigation equired
imited greenspace	ty greenspace (with I	he site provides amenity greenspace (with limited greenspace vailable in area).

		Landscape	Area of Significant Historic	Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land	Category 2: Area of High Landscape Constraints or Significance		Category 1: Grade I Agricultural Land Significant Constraints Ancient Woodland	be and				SHLAA Ref: 413 Present Land Use: Amusements, sport centre, greenspace, car park Adjacent Uses: Supermarket, housing, greens Site Photos
-			ric Zero/Low Impact -	al Land	Value 🗸			-	EC9	CN15 CN23		Pace de la compace
	<		npact - no Medium Impact -				Adjacent to the coast – high landscape value.		EC9, L12 Seafront and Coast	CN15 Great North Forest CN23 Wildlife Corridors	Key Designations: Adj UDP L1/7/9 Open space	appraised fo
			High Impact -							Greenspace	<u>ons:</u> 1mercial	Sunderland Pesignations Map Designations Map 
	Would the development site impact upon the connectivity of habitats?		Constraints	Category 2:			Category 1: Significant Constraints	Biodiversity	<ul> <li>School</li> </ul>	<ul> <li>Asses</li> <li>Withi</li> </ul>	Cumulative Impact     Biodiversity,     Subject to Ha	Is the site
-	Would the development of the Yes site impact upon the connectivity of habitats?	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 Wildlife 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)]	-	School capacity	Assessment Within Critical Drainage Area	<b>tive Impact</b> Biodiversity / SSSI proximity Subject to Habitats Regulations	Is the site in the Green Belt?
		to the	<i>r</i> ersity	e Site		<u>a</u>	tes n Area vation					S O S O
		or m	Zero		1	1	Site I corrii (HRA		-			Urba Woul the fi 1. Che 2. Safe encro encro 3. Pre Washi the m Chesti the m the m 5. Ass 5. Ass 5. Ass 5. Ass 5. Ass 5. Ass 5. Ass

rownfield % 50	0 Greenfield %	50	
rban? 🗸 U	Urban fringe?	Open countryside?	e?
ould development on this site impact upon e five purposes of the Green Belt?	his site impact upon breen Belt?	Impact	No impact
Check unrestricted sprawl of the built-up area?	l of the built-up area?		
Safeguard the countryside from further croachment?	e from further		
Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?	rland with Tyneside, pring and Seaham, and vith Washington, moor?		
Preserve the special & separate characteristics of storic settlements?	parate characteristics of		
Assist in the regeneration of the urban area?	of the urban area?		
te: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.	nes that if there is a sites for development through the Local Plan vould be contrary to f the urban area.		
te lies in close proxim orridor, and is therefo IRA). Priority species	te lies in close proximity (under 2km) of the coastal wildlife orridor, and is therefore subject to Habitats Regulations Assess IRA). Priority species evident on and in close proximity to site.	coastal wildli Regulations A proximity to	llife Assessment to site.
ro/Low Impact - no · minimal mitigation quired	Medium Impact - mitigation required	High Impact – significant mitigation required	nitigation

Caregory 1: Significant Constraints Category 2: Constraints		Site Topography	Ground Co		Category 2: Constraints		Category 1: Significant Constraints	Flooding		Category 2: Constraints	<b>HISTOFIC En</b> Category 1: Significant Constraints
Healtn & 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 Gentle Slope Undulating	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	Hood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Flood Risk Zone 3A (High Vulnerability)	Flood Risk Zone 3B (Functional Floodplain)		Conservation Area Archaeological Site (Known & potential)	Grade I/Grade II*Listed Building/Structure Grade II Listed Building/Structure	HISTORIC ENVIRONMENT and Culture         Category 1:       Scheduled Ancient Monument         Significant       (+ 50m buffer zone if not designated)         Constraints       World Heritage Site & Setting (+ candidate)
		<		5% 10% 20%	<u> </u>	<	٢	-			
Zero/Low Impact - no or minimal mitigation required		No significant issues identified.			Zero/Low Impact - no or minimal mitigation required	flooding.	The site lies within a Critical Drainage Area, water flooding, and the southern part of the Zones of Cut Throat Dene. Low incidence p		Zero/Low Impact - no or minimal mitigation required		Does the site have any hi No
Medium Impact - mitigation required		ntified.			Medium Impact - mitigation required	-			Medium Impact - mitigation required		Does the site have any historical or archaeological significance? No
High Impact – significant mitigation required				≺	High Impact – significant mitigation required	(	with pockets of 1:30 surface a site lies within the Flood otential of groundwater		High Impact – significant mitigation required		gnificance?
Suitable for de	How many jobs could the site prov Site Appraisal Conclusion	What is considere How many home: How many jobs co	Suitability an		Local services pro	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	Allotment Public Right (cycleway/ foot Green Infras Is the proposed development site designated as open space or playi fields?	Category 2: Constraints	Category 1: Historic Significant Constraints Village Cemete
Suitable for development if issues can be resolved.	I Conclusion	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Suitability and Deliverability		Local services provided at Sea Road	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	of Way path/bri tructur	Public Open Space/Playing Field/Play Area Natural greenspace	Historic Park or Garden (EH List) Village Green Cemetery / Churchyard
an be resolve		Residential and leisure				y capacity for local road netwoi ucation and	e ion?		y idleway) re corridor Yes, approximately half of the site	ng Field/Play	n (EH List)
<u>م</u>		and leisure bha			Zero, or m requ		Acce acce Furth		✓ Zero ✓ or m nalf	< <	The solution form



he site includes a variety of greenspaces (Ocean Park, former oating lake area, Pirate Play Park), as well as a public right of way. orms part of the coastal Green Infrastructure corridor.

significant mitigation

High Impact –

		Landscape	Area of Significant Historic	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Category 2: Area of High Landscape Constraints or Significance		Significant Constraints Ancient Woodland	Category 1:         Grade I Agricultural Land	Landonana Houmonan		SHLAA Ref: 416 Present Land Use: Agriculture Adjacent Uses: Agriculture, er Site Phot	SLR Ref:
			nt Historic	gricultural Land ?	n Order (TPO)	ndscape Value		nd.	ural Land			16 se: Agriculture Agriculture, employment Site Photos	Site Area: 12.37ha
		or minimal mitigation required	Zero/Low Impact -					Limestone Escarpment, bridge and Claxheugh R	Site lies within a		Key Desi CN2/3/4 CN15 Gr CN15 Gr CN23 Wi B14 Area Archaeol NA30 3 H	Site app	
			t - no Medium Impact -					Limestone Escarpment, and key viewpoint of River Wear from A1 bridge and Claxheugh Rock. Agricultural land quality not known.	Site lies within an Area of High Landscape V		Key Designations: CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors B14 Areas of Potential Archaeological Importance NA30 3 Key viewpoints	Lane, North Hylton, Sunderland	Location: Land north a
		<u>a</u>	ct - High Impact -						pe Value, beside the Magnesian		<ul> <li>Adjacent Designations:</li> <li>Employment</li> <li>Riverside</li> <li>Agriculture</li> <li>Residential</li> </ul>	Actions Map	h and west of Ferryboat
co sit v		nitigation		Ca				61					
Would the development site impact upon the connectivity of habitats?				Category 2: Constraints				Significant Constraints	Biodiversity Category 1:	odiuozoitu	<ul> <li>Cumulative Impact</li> <li>Biodiversity ,</li> <li>Subject to Hat Assessment</li> </ul>	the site terms of c lps to pre- icroachme ortion of th d wildlife id provide- incipal and Sunderlar Sunderlar Sunderlar thary prov tuary prov tuary prov tuary or cli ban area c	
ats?	or	Are there any known UK protected species/habitats on or adjacent to site?	Adverse impact or Site (LGS)	Adverse impact or (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, Spec (SPA) or Special Ar (SAC)]			<b>tive Impact</b> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment	<b>Is the site in the Green Belt?</b> Green Belt Separation In terms of core Green Belt purpos helps to prevent urban sprawl and encroachment. Furthermore, it for portion of the Strategic Green Infra and wildlife corridor alongside the and provides much of the setting to principal and identifiable panorami of Sunderland, both from the A19 H also from Claxheugh Rock. The Riv Estuary provides a vital green lung urban area of Sunderland, which su attraction of inward investment int	
es		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)	wn European /habitats on or <u>e</u> ?	n Local Nature	n Site of Special (SSSI)	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	ו European sites		imity ;ulations	Is the site in the Green Belt? NO Green Belt Separation In terms of core Green Belt Separation helps to prevent urban sprawl and countryside encroachment. Furthermore, it forms a major portion of the Strategic Green Infrastructure and wildlife corridor alongside the River Wear, and provides much of the setting to one of the principal and identifiable panoramic viewpoints of Sunderland, both from the A19 bridge and also from Claxheugh Rock. The River Wear Estuary provides a vital green lung within the urban area of Sunderland, which supports the attraction of inward investment into the city.	
	< <	•		<u>ح</u>	<		<u>ح</u>	<u>ح</u>				Field ryside najor ure vypoints and ar the the the s the city.	
	<u> </u>	or m requ	Zero,	<u>ı                                    </u>			recor	subje sectio	Site		Zero, or m requ	Urba Would the five 1. Che 2. Safe encroa 3. Pres Washi the me Cheste A. Pres histori histori 5. Assi 5. Assi need t	Brov

rownfield %	0 Greenfield %	100	
rban?	Urban fringe?	Open countryside?	e; <
ould development on this site imp e five purposes of the Green Belt?	ould development on this site impact upon e five purposes of the Green Belt?	Impact	No impact
Check unrestricted spr	Check unrestricted sprawl of the built-up area?	<	
Safeguard the countryside from further croachment?	side from further	<	
Prevent merging of Sunderland with Tynes ashington, Houghton-le-Spring and Seahar e merging ofShiney Row with Washington, nester-le-Street and Bournmoor?	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, nester-le-Street and Bournmoor?		٢
Preserve the special & storic settlements?	Preserve the special & separate characteristics of storic settlements?		٢
Assist in the regeneration of the urban area?	ion of the urban area?	۲	
ote: This assessment assumes that if there ed to allocate Green Belt sites for develop en his will be undertaken through the Loca ocess in a manner which would be contrar sisting the regeneration of the urban area.	ote: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
ero/Low Impact - no r minimal mitigation guired	o Medium Impact - n mitigation required	High Impact – significant mitigation required	: - nitigation
		<	
te lies within 6km c ubject to Habitat Re ection of the River V ecorded in the area	of the coastal wildlife c gulations Assessment Vear wildlife corridor.	orridor, and is there (HRA). Forms a maj Priority species are	therefore a major s are
	-		
ero/Low Impact - no r minimal mitigation equired	o Medium Impact - n mitigation required	High Impact – significant mitigation required	nitigation
		<	

Historic Env	Historic 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? Site is situated in close proximity to grade II listed Shipwrights Public House.	<b>significance?</b> nipwrights Public House.	Category 1: Significant	Historic Park or Garden (EH List)	(EH List)	Site f
Constraints			Local archaeological importance relating to North Hylton village.	ylton village.	Constraints	Village Green		ر د د
	World Heritage Site & Setting (+ candidate)					Cemetery / Churchyard		
	Grade I/Grade II*Listed Building/Structure				Category 2: Constraints	Public Open Space/Playing Field/Play Area	Field/Play	
Category 2: Constraints	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	ridor	Zero, or m
			< <		Is the proposed development site designated as open space or playi fields?	Is the proposed development site No. designated as open space or playing fields?	_	
Flooding Category 1:	Flood Risk Zone 3B (Functional		Part of the site (field drains) demonstrate 1.30 incidence surface water	incidence surface water	Infrastructure	Infrastructure and Services Is there road capacity for site traffic generation?		Phase
Significant Constraints			flooding. Low incidence potential of groundwater flooding.	ter flooding.	Is there water and requirements?	Is there water and sewerage capacity for site requirements?		Acces
	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 al road network, ition and	I
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	Remote from local facilities	l facilities		Zero, or mi
	Groundwater Flooding	۲		required				requ
	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>ح</u>				
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	5%		•				
	Source Protection Zone							
Ground Cor	source Protection zone				Cuitability an			
Ground Cor Site	Ground Conditions & Contamination Site Predominantly Flat		No significant issues identified.		Suitability an What is considere	Suitability and Deliverability What is considered suitable on the site?	Agriculture	
Topography			0		How many homes	How many homes could be provided?	190 20dpha	
	Gentle Slope	`			How many jobs co	How many jobs could the site provide for?		
	Undulating	۲			Site Appraisal Conclusion	Conclusion		
•	Steep Slope							
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	High Impact – significant mitigation	Site forms par	Site forms part of the Green Belt.		Sit
	Electricity Pylon (+ 10m buffer zone)		required	required				
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land		<					
	Minerals Legacy (quarries and coal mining)							
	Minerals Safeguarded Area							
	buffer zone)							



	Landscape	Area of Significant Historic	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Category 2:Area of High Landscape ValueConstraintsor Significance		Significant     Orace region       Constraints     Ancient Woodland	be and		SHLAA Ref: 439 Present Land Use: Cleared housing site Adjacent Uses: Housing and natural greenspace Site Photos
	mitigation required	Zero/Low Impact - no Medium Impact - High Impact -					NO significant issues identified.		Key Designations:Adjacent Designations:UDP NA9.6 Housing improvements EN10 White Land• Residential • Greenspace	e Site Incation: Land at Crickewood Road, Hyllon Site appraised for: Residential Designations Map
Would the development of the site impact upon the connectivity of habitats?       Yes, linked to a wildlife	Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Adverse impact on Local Geodiversity Site (LGS)	Category 2:         Adverse impact on Local Wildlife Site           Constraints         (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)	Concept         Anverse impaction curpted in succes           Significant         [Ramsar Site, Special Protection Area           Constraints         (SPA) or Special Area of Conservation           (SAC)]         (SAC)]	sity	<ul> <li>Cumulative Impact <ul> <li>Biodiversity / SSSI proximity</li> <li>Subject to Habitats Regulations</li> </ul> </li> <li>Assessment</li> </ul>	Is the site in the Green Belt? NO
_ ۳ 	✓ ✓ or m	Zero	<	<	<	≺ spec	v subje the e	0.45		Woul the fi 1. Che 2. Safi encro 3. Pre Wash the m Chest 4. Pre histor 5. Ass 5. Ass 5. Ass 5. Ass 5. Ass 5. Ass

ro/Low Impact - no Medium Impact - minimal mitigation required required	te lies within 6km of the coastal wildlife corridor, and is therefore bject to Habitats Regulations Assessment (HRA). Site also forms e edge of a wildlife corridor along Hylton Dene, and priority vecies are recorded in the area.		te: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.	Assist in the regeneration of the urban area?	Preserve the special & separate characteristics of toric settlements?	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging of Shiney Row with Washington, ester-le-Street and Bournmoor?	Safeguard the countryside from further croachment?	Check unrestricted sprawl of the built-up area?	ould development on this site impact upon e five purposes of the Green Belt?	rban? 🗸 Urban fringe?	ield %	-
High Impact- significant m required	rridor, and ig (HRA). Site a bene, and pr	•							Impact	Open countryside?		
High Impact – significant mitigation required	and is therefore Site also forms nd priority								No impact	de?		

Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination Site Topography	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 100 incidence (medium)         Surface Water Flooding – % of land         within 1 in 1000 incidence (less)         Critical Drainage Area         Source Protection Zone	Flooding         Category 1:       Flood Risk Zone 3B (Functional Significant Floodplain)         Constraints       Flood Risk Zone 3A (High Vulnerability)	Category 2: Grade II Listed Building/Structure Constraints Conservation Area Archaeological Site (Known & potential)	Historic Environment and Culture         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
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone HSE COMAH Middle or Outer Zone	nation	and Lm)	- ctional	Structure	ument t designated) :tting (+
Zero/Low Impact - no or minimal mitigation required	No significant issues identified	Zero/Low Impact - no or minimal mitigation required	Low incidence potentia	Zero/Low Impact - no or minimal mitigation required	Does the site have any his No.
Medium Impact - mitigation required	entified.	Medium Impact - mitigation required	Low 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	, Y	High Impact – significant mitigation required	gnificance?
Previous housi development.	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 an accessible area	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 green         Allotment         Public Right         (cycleway/ foot         Green Infras         Is the proposed development site         designated as open space or playi         fields?	Green InfrastructureCategory 1:HistoricSignificantVillageConstraintsVillageCategory 2:Public OConstraintsArea
Previous housing site, 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	ble area	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?	Interpretation         Historic Park or Garden (EH List)         Village Green         Cemetery / Churchyard         Public Open Space/Playing Field/Play         Area
itable for	Residential 12 30dpha		on?	av) orridor	g Field/Play
Ň		Zero, or m requ	Pote	Zero,	Site



		ment of the Yes	Would the development of the site impact upon the connectivity of habitats?						
	٩	٩	Wi	•					
		Are there any known UK protected species/habitats on or adjacent to the site?	Are t speci site?	۲.					
Zero or m requ		Site (LGS)	Sit	t - High Impact – significant mitigation required	Medium Impact - mitigation require	Zero/Low Impact - no or minimal mitigation required	toric	Area of Significant Historic Landscape	
		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Category 2: Ad Constraints (LV Ad				ural Land	Grade 2 or 3a Agricultural Land	
	<	Are there any known European protected species/habitats on or adjacent to the site?	Arı adj				er (TPO)	Tree Preservation Order (TPO)	
	٢	Adverse impact on Local Nature Reserve (LNR)	Ad				e Value 🗸	Area of High Landscape Value or Significance	Category 2: Constraints
Loca follo and	<	Adverse impact on Site of Special Scientific Interest (SSSI)	Ad			value.			
sile corri (HR/	<b>&lt;</b>	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	Constraints (SP	The site forms part of the Fulwell Quarries area, and includes part of the designated SSSI. The Fulwell Quarries area forms part of the Magnesian Limestone Escarpment and is identified as high landscape	<ul> <li>The Fulwell Quarrie</li> <li>Escarpment and is</li> </ul>	The site forms part of the designated SSSI. Magnesian Limestone		Ancient Woodland	Category 1. Significant Constraints
2			sity	-	-	<u>1</u> : -		Landscape and Townscape	Landscape a
		<b>tive Impact</b> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area School capacity	<ul> <li>Cumulative Impact</li> <li>Biodiversity / SS</li> <li>Subject to Habir Assessment</li> <li>Within Critical I</li> <li>School capacity</li> </ul>	<ul> <li>Adjacent Designations:</li> <li>Greenspace</li> <li>Residential</li> <li>Allotments</li> <li>Woodland</li> </ul>		Key Designations:           UDP NA24.2 New greenspace           NA32.1 SSSI           L1/7/9 Open space           EN10 White Land           CN15 Great North Forest           CN23 Wildlife Corridors			
Urb: Wou the fi 1. Ch 2. Saf 2. Saf encro 3. Pre Wash the m Chest 4. Pre histor 5. Ass 5. Ass 5. Ass 5. Ass 5. Ass		Is the site in the Green Belt? NO	Is the site in	Appraised for: Residential Designations Map Market Action Actio	Site Location: Thornbeck College the north, Fulwell Quarries, Sund Site appraised for: Residential Designations Map	Site a Si	Site Area: 4.32ha	467 Use: Vacant b football pitch. s: Housing and Site Ph 467	SLR Ref: SHLAA Ref: 2 Present Land U greenspace / fo Adjacent Uses:

-			
ield %	Greenfield %	90	
rban? 🗸 Urb	Urban fringe?	Open countryside?	le;
ould development on this site impact upon e five purposes of the Green Belt?	s site impact upon een Belt?	Impact	No impact
Check unrestricted sprawl of the built-up area?	f the built-up area?		
Safeguard the countryside from further croachment?	rom further		
Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?	and with Tyneside, ng and Seaham, and h Washington, oor?		
Preserve the special & separate characteristics of storic settlements?	rate characteristics of		
Assist in the regeneration of the urban area?	f the urban area?		
site: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.	s that if there is a es for development rough the Local Plan uld be contrary to he urban area.		
te lies in close proximity (under 2km) of the coastal wildlife orridor, and is therefore subject to Habitats Regulations Assessment IRA). The site also includes part of the Fulwell Quarries SSSI and ocal Nature Reserve, and is linked to the wildlife corridor that llows the northern boundary of the city. Priority species are within nd in close proximity to the area.	y (under 2km) of the subject to Habitats udes part of the Fulw d is linked to the wil indary of the city. Pr the area.	he coastal wildlife Its Regulations Assessment Iwell Quarries SSSI and wildlife corridor that Priority species are within	life Assessment SSSI and that s are within
ero/Low Impact - no	Medium Impact -	High Impact	I
- minimal mitigation quired	mitigation required	significant mitigation required	nitigation
		<	

<b>Historic Env</b>	Historic Environment and Culture					Green Infrastructure	ructure		
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	۲	Does the site have any hi	Does the site have any historical or archaeological significance?	ignificance?	Category 1:	Historic Park or Garden (EH List)	:H List)	Site
Constraints		<	activity. The site is directl	activity. The site is directly adjacent Fulwell Acoustic Mirror, a Scheduled	Mirror, a Scheduled	Constraints	Village Green		from
	World Heritage Site & Setting (+ candidate)		אווכופווג ואוטווטווופווג מווט צומעב זו וואכט סמוומוווצי	ומתב זו וואנבת מתווחיוייף.			Cemetery / Churchyard		right
	Grade I/Grade II*Listed Building/Structure					Category 2: Constraints	Public Open Space/Playing Field/Play Area	ield/Play	٢
Category 2:	Grade II Listed Building/Structure	۲					Natural greenspace		<
	Conservation Area						Allotment		
	Archaeological Site (Known & potential)	< <	Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation required	High Impact – significant mitigation		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor		
				<	- 2 2 2 2 2	Is the proposed development site designated as open space or playing fields?	n space or playing		
Flooding	-			-		Infrastructure	Infrastructure and Services		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		1:30 incidence of surface water flooding occu southern part of the site also falls within a Cr	1:30 incidence of surface water flooding occurs on part of the site. southern part of the site also falls within a Critical Drainage Area.	curs on part of the site. The Critical Drainage Area. Low g	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?		Acce Furth
	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?	pacity for al road network ion and	
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	Local services prov	Local services provided at Sea Road and Southwick	ick	Zero or m requ
	Surface Water Flooding – % of land within 1 in 30 incidence (high)	<5%							
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	<5%			<b>&lt;</b>				
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	10%			<				
	Source Protection Zone	<							
Ground Cor	Ground Conditions & Contamination					Suitability an	Suitability and Deliverability		
Site Topography	Predominantly Flat		Former quarrying activity on site, therefore The site lies within a Coal Referral Area.	ty on site, therefore cont al Referral Area.	contamination is possible.	What is considered How many homes	What is considered suitable on the site? How many homes could be provided?	Residential	ഖ
	Gentle Slope	<				How many jobs co	How many jobs could the site provide for?		
	Undulating Steep Slope					Site Appraisal Conclusion	<b>Conclusion</b>		
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or		Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation required	High Impact – significant mitigation	Suitable for de overcome.	Suitable for development if issues can be overcome.	be	Si
	Electricity Pylon (+ 10m buffer zone)		required		required				
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land	<							
	Minerals Legacy (quarries and coal mining)	<u>ح</u>		<					
	High Voltage electricity line(+10m								

Site is considered suitable for development	ero/Low Impact - no r minimal mitigation quired	ccess issues. Refer to Site ref 254. urther developments in Southwick and Fulwell will require icreased school capacity to meet demand.	ero/Low Impact - no r minimal mitigation quired	te provides amenity greenspace, natural greenspace and a football tch. Site forms part of a Green Infrastructure corridor that extends om Fulwell Quarries southwards towards the River Wear. A public ght of way passes through the site. ght of way passes through the site.
Site is considered potentially suitable for development	Medium Impact - mitigation required	te ref 254. Southwick and Fulw to meet demand.	Medium Impact - mitigation required	enspace, natural gre I Green Infrastructui Ithwards towards th gh the site.
Site is not considered suitable for development	High Impact – significant mitigation required	ell will require	High Impact – significant mitigation required	enspace and a football re corridor that extends e River Wear. A public

	Lanc	Area o	Tree	Category 2: Area Constraints or Sig		Category 1: Grad Significant Constraints Ancie	be and			SLR Ref: 518 SHLAA Ref:
	Landscape	Grade 2 or 3a Agricultural Land Area of Significant Historic	reserva	Area of High Landscape Value or Significance		Grade I Agricultural Land Ancient Woodland	wnscape		se: Club and vacant ground Housing and greenspace Site Photos	Site Area: 0.39ha
	or minim required	Zero/Low				No signif	-			
	or minimal mitigation n required	Zero/Low Impact - no				No significant issues identified.		Key Designations: UDP EN10 White land.	Site appraised for:	ite Location:
	mitigation required	Medium Impact -				ified.			Pesignation Resid	Site Location: Mcees Club, Southwick.
		High Impact -						<ul> <li>Adjacent Designations:</li> <li>Residential</li> </ul>	s Map	outhwick.
Would the development site impact upon the connectivity of habitats?		Category 2: Constraints				Category 1: Significant Constraints	Biodiversity	Cumulative Impact <ul> <li>Subject to Ha</li> <li>Assessment</li> <li>School capac</li> </ul>		Is the site
Would the development of the No. site impact upon the connectivity of habitats?	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 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)]		<b>tive Impact</b> Subject to Habitats Regulations Assessment School capacity		ls the site in the Green Belt?
	adjacent to the	cal Wildlife Site cal Geodiversity	European vitats on or	cal Nature	e of Special I)	ropean sites Protection Area		tions		elt? NO
	or m	Zero				Site	-		Wou the fi 1. Ch 2. Saf encro 3. Pre Wash the m Chest 4. Pre histor 5. Ass 5. Ass 5. Ass 5. Ass 5. Ass 5. Ass	Bro

			I
rban? V U	100Greenfield %Urban fringe?	Open 0	
ould development on this site impact upon e five purposes of the Green Belt?	this site impact upon Green Belt?	Impact No	No impact
Check unrestricted sprawl of the built-up area?	vl of the built-up area?		
Safeguard the countryside from further croachment?	de from further		
Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, ester-le-Street and Bournmoor?	Jerland with Tyneside, Spring and Seaham, and with Washington, 'nmoor?		
Preserve the special & sistoric settlements?	Preserve the special & separate characteristics of toric settlements?		
Assist in the regeneration of the urban area?	n of the urban area?		
te: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.	Imes that if there is a t sites for development n through the Local Plan would be contrary to of the urban area.		
te lies within 6km of bject to Habitats Re	te lies within 6km of the coastal wildlife corridor, Ibject to Habitats Regulations Assessment (HRA).	ridor, and is therefore HRA).	efore
	C		
rro/Low Impact - no minimal mitigation quired	Medium Impact - mitigation required	High Impact – significant mitigation required	ation
	<u>۲</u>		

High Impact – significant mitigation
significant mitigation required
High Impact – significant mitigation required

\_\_\_\_\_

Site is considered suitable for development	ero/Low Impact - no r minimal mitigation equired	ehicular access still to be determined. urther developments in Southwick and Fulwell will require ncreased school capacity to meet demand.	ero/Low Impact - no r minimal mitigation equired
Site is considered potentially suitable for development	Medium Impact - mitigation required	be determined. Southwick and Fulw y to meet demand.	Medium Impact - mitigation required
Site is not considered suitable for development	High Impact – significant mitigation required	ell will require	High Impact – significant mitigation required

	Area of Significant Historic Landscape	Grade 2 or 3a	Tree Preservat	Category 2: Area of High La Constraints or Significance		Category 1: Grade I Agricultural Land Significant Ancient Woodland	be and		SLR Ref: 520 Present Land Use: Social club Adjacent Uses: Housing, com Site Phot
	ant Historic	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape Value or Significance		ltural Land	be		Site Area: 0.22ha cial club ing, commercial site Photos
	Zero/Low Impact - no or minimal mitigation required					No significant issues identified		Key Designations:UDP NA11.2 Retain andimprove shopping centresB14 Areas of PotentialArchaeological Importance	
	Medium Impact - Hi mitigation required sig					ntified.		Adjacen	Puthwick So lerland Designation:
Wc site	High Impact – significant mitigation required	Cat				Cat Sig	Bi		cial Club, Church Bank, ential s Map
Would the development site impact upon the connectivity of habitats?		Category 2: Constraints				Category 1: Significant Constraints	Biodiversity	<ul> <li>Cumulative Impact</li> <li>Biodiversity /</li> <li>Subject to Ha Assessment</li> <li>School capac</li> </ul>	the site
Widdlife Corridor 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?	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)	(SAC)] 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		<b>tive Impact</b> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity	Is the site in the Green Belt?
Р	n UK protected or adjacent to the	_ocal Wildlife Site .ocal Geodiversity	n European abitats on or	Local Nature	site of Special SSI)	European sites Il Protection Area 3 of Conservation		lations	NO
			<			٢			
	Zero, or m requ				are ir	Site li subje			<b>Brov</b> Urba Would the fiv 1. Che 2. Safe encroa encroa encroa 3. Prev Washi the me Cheste 4. Pres histori 5. Assi 5. Assi 5. Assi sisti

rban?	<	100 Greet Urban fringe?	Greentield %	Open 0	
ould development on this site impact upon	nent on	this site in	pact upon	Impact N	No impact
Check unrestricted sprawl of the built-up	ted sprav	/l of the bu	ilt-up area?		
Safeguard the countryside from further croachment?	ountrysic	e from furt	her		
Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, ester-le-Street and Bournmoor?	g of Sund ghton-le-S ney Row and Bour	erland with pring and S with Washi nmoor?	Tyneside, Seaham, and ngton,		
Preserve the special & separate characteristics of storic settlements?	ecial & se Its?	parate cha	racteristics of		
Assist in the regeneration of the urban area?	reneratio	n of the urb	an area?		
ote: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.	nent assu ireen Belt idertaken ier which neration c	mes that if sites for de through th would be c of the urbar	there is a evelopment le Local Plan ontrary to harea.		
te lies within 6km of the coastal bject to Habitats Regulations As e in close proximity to the area.	6km of oximity	gulations to the are	te lies within 6km of the coastal wildlife corridor, and is therefore bject to Habitats Regulations Assessment (HRA). Priority species e in close proximity to the area.	idor, and is t IRA). Priorit	and is therefore Priority species
ero/Low Impact - no	act - no	Mediu	Medium Impact -	High Impact -	Ĩ
· minimal mitigation quired	igation	mitigation required	ation red	significant mitigation required	nitigation
			<b>&lt;</b>		

Historic Env	Historic 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 archaeolog Site is situated opposite and within setting of gr	Does the site have any historical or archaeological significance? Site is situated opposite and within setting of grade II listed Holy Trinity	ical significance? ade II listed Holy Trinity	Category 1: Significant	Historic Park or Garden (ен ust)	rden (EH List)	No si
Constraints			Church. Site lies within the	Church. Site lies within the historic village of Southwick.	CK.	Constraints	Village Green		
	World Heritage Site & Setting (+ candidate)						Cemetery / Churchyard	iyard	
	Grade I/Grade II*Listed Building/Structure					Category 2: Constraints	Public Open Space/Playing Field/Play Area	laying Field/Play	
Category 2: Constraints	Grade II Listed Building/Structure	<					Natural greenspace		
	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	y idleway) re corridor	Zero, or mi
				٢		Is the proposed development site designated as open space or playing fields?	ng	NO. -	
Flooding						Infrastructure	Infrastructure and Services		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		Low incidence potential	Low incidence potential of groundwater flooding.	ų.	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?	-ration?	Acces Furth
	Flood Risk Zone 3A (High Vulnerability)					Is there education/commu site requirements? What is the broad accessib local shopping services, public accession of the services of the service of the servi	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	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	
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no	Medium Impact - mitigation required	High Impact – significant mitigation	Within accessible location	ocation		Zero,
	Groundwater Flooding	<	required		required				requ
	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 Topography	Predominantly Flat	<	No significant issues identified.	entified.		What is considered How many homes	What is considered suitable on the site? How many homes could be provided?	Residential1464dpha	
	Gentle Slope		· · · · ·			How many jobs co	How many jobs could the site provide for?	r?	
	Undulating		•			Site Appraisal Conclusion	Conclusion		
	Steep Slope					site Appraisa	Conclusion		
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or		Zero/Low Impact - no	Medium Impact -	High Impact –	Potentially suit	Potentially suitable for development -	nent - to be recolved	Sit
Constraints	Inner Zone Electricity Pylon (+ 10m buffer zone)		required		required				
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land		<						
	Minerals Safeguarded Area								
	High voltage electricity line(+10m buffer zone)								

Site is considered suitable for development	ero/Low Impact - no r minimal mitigation equired	ccess to Kings Road only. urther developments in Southwick and Fulwell will require ncreased school capacity to meet demand.	ero/Low Impact - no r minimal mitigation equired	In cignificant iccues identified
Site is considered potentially suitable for development	Medium Impact - mitigation required	y. Southwick and Fulw y to meet demand.	Medium Impact - mitigation required	.+::fi>λ
Site is not considered suitable for development	High Impact – significant mitigation required	ell will require	High Impact – significant mitigation required	

	Grade 2 or 3a Agricultural Area of Significant Historic Landscape	Category 2: Area of High Landscape Constraints or Significance Tree Preservation Order	Category 1: Grade   Agricultural Land Significant Ancient Woodland	be and		SLR Ref: SHLAA Ref: 537 Present Land Use: Vacar Adjacent Uses: Housing Site
	Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	Land			Site Area: 0.28ha
	Zero/Low Impact - no More minimal mitigation		No significant issues identified.		Key Designations: UDP EN10 White Land	Site Location: La Redhouse, Sund
	Medium Impact - High		fied.		Adjacen	Pesige Pe
	High Impact –		0.40			Redcar Rd / Rawdon Road,
Species, site? Would the development site impact upon the connectivity of habitats?	Category 2: Constraints		Category 1: Significant Constraints	Biodiversity	<ul> <li>Subject to Ha</li> <li>Assessment</li> <li>School capac</li> </ul>	s the site
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 Site (LGS) Are there any known UK protected	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)	-	<b>tive Impact</b> Subject to Habitats Regulations Assessment School capacity	Is the site in the Green Belt?
to the	e Site ersity		al	_		NO YES
requ	Zero	<u> </u>	subj			Brov Wou the f 1. Ch 2. Saf encrc Wash the n Chest the n Chest 5. Ass 5. Ass 5. Ass 5. Ass 5. Ass

)				
rban?	100 Urba	100 Greentield %	Open 0	_
			countryside?	le?
ould development on this site imp e five purposes of the Green Belt?	ent on this of the Gree	ould development on this site impact upon e five purposes of the Green Belt?	Impact	No impact
Check unrestricted sprawl of the built-up	ed sprawl of	the built-up area?		
Safeguard the countryside from further croachment?	untryside fro	om further		
Prevent merging of Sunderland with Tyneside ashington, Houghton-le-Spring and Seaham, a e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?	of Sunderlar iton-le-Sprin ey Row with nd Bournmou	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?		
Preserve the specia storic settlements?	cial & separa s?	Preserve the special & separate characteristics of toric settlements?		
Assist in the regeneration of the urban area?	neration of t	the urban area?		
te: This assessment assumes that if there is a ed to allocate Green Belt sites for developmer en his will be undertaken through the Local Pia ocess in a manner which would be contrary to sisting the regeneration of the urban area.	ent assumes een Belt site ertaken thrc r which wou ration of the	te: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
te lies within 6 bject to Habit	ats Regula	te lies within 6km of the coastal wildlife corridor, bject to Habitats Regulations Assessment (HRA).		and is therefore
rro/Low Impact - no minimal mitigation quired		Medium Impact - mitigation required	High Impact – significant mitigation required	t – nitigation

Historic En	Historic Environment and Culture		Green Infrastructure	structure	
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? No.		Historic Park or Garden (EH List)	No significant issues identified.
Constraints			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:	Grade II Listed Building/Structure			Natural greenspace	
	Conservation Area			Allotment	
	Archaeological Site (Known & potential)	v Impact - no Medium Impact - nal mitigation mitigation required	High Impact – significant mitigation	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	v Impact - no nal mitigation
		required		Is the proposed development site No. designated as open space or playing fields?	required
Flooding			Infrastructu	Infrastructure and Services	
Category 1:	Flood Risk Zone 3B (Functional	The site partly lies within a Source Protection Zone.	Is there road cap	Is there road capacity for site traffic generation?	<ul> <li>Previously considered for residen</li> </ul>
Constraints			Is there water a requirements?	Is there water and sewerage capacity for site requirements?	Redmond Road. Further developments in Southwi
	Flood Risk Zone 3A (High Vulnerability)		Is there education/ site requirements?	ls there education/community/health facility capacity for site requirements?	increased school capacity to mee
			What is the broad accessib local shopping services, pu 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) Groundwater Flooding	Zero/Low Impact - no     Medium Impact -     High Imp       or minimal mitigation     mitigation required     significar       required     required     required	act – nt mitigation	Local services provided at Southwick	Zero/Low Impact - no Medium or minimal mitigation mitigativ required requirec
	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 a		
one Topography		No significant issues identified.	How many hom	What is considered suitable on the site?     Residential       How many homes could be provided?     10     36d	36dpha
	Gentle Slope		How many jobs	How many jobs could the site provide for?	
	Undulating Choose Close		Site Apprais	Site Appraisal Conclusion	
Category 1.	Health & Safety Executive (HSE)	Modium Import		and suitable for development	
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone	al mitigation mitigation required	act – nt mitigation	Site is considered suitable for development.	Site is considered Site is consi
	Electricity Pylon (+ 10m buffer zone)	required	red		development suit
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)				

Site is considered         Site is considered         Site is not considered           suitable for         potentially         suitable for	t suitable for development
--	----------------------------

rownfield %	0 Greenfield %	100	
rban? イ	Urban fringe?	Open countryside?	de?
ould development on this site imp e five purposes of the Green Belt?	ould development on this site impact upon e five purposes of the Green Belt?	Impact	No impact
Check unrestricted spr	Check unrestricted sprawl of the built-up area?		
Safeguard the countryside from further croachment?	side from further		
Prevent merging of Su ashington, Houghton-I e merging ofShiney Ro ester-le-Street and Bo	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, ester-le-Street and Bournmoor?		
Preserve the special & storic settlements?	Preserve the special & separate characteristics of toric settlements?		
Assist in the regeneration of the urban area?	ion of the urban area?		
te: This assessment assumes that if there ed to allocate Green Belt sites for develop en his will be undertaken through the Loca ocess in a manner which would be contrar sisting the regeneration of the urban area.	ite: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
	-		
te lies within 6km o bject to Habitats F e edge of a wildlifi neside. The site li eserve. Serve.	te lies within 6km of the coastal wildlife corridor, and is therefore bject to Habitats Regulations Assessment (HRA). Site also forms e edge of a wildlife corridor between Sunderland and South rneside. The site lies in close proximity to a SSSI and Local Nature serve. Serve.	ridor, and is HRA). Site al SSSI and Loc	is therefore also forms South ocal Nature
ero/Low Impact - no minimal mitigation quired	o Medium Impact - n mitigation required	High Impact – significant mitigation required	tt – mitigation
		~	

	Historic Env Category 1: Significant Constraints	Historic Environment and Culture         Category 1:       Scheduled Ancient Monument         Significant       (+ 50m buffer zone if not designated)         Constraints       (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? No.
Grade ViGrade II*Luted Building/Structure     Medium Impact - no required     Medium Impact - no required       Grade II Usted Building/Structure     Zerc/Low Impact - no required     Medium Impact - no required       Archaeological Site (Known & Decentia)     Zerc/Low Impact - no required     Medium Impact - no required       Flood Risk Zone 38 (Functional Flood Risk Zone 3A (High Wureability)     The site lies within a Source Protection Zone and 1:100 incidence surface water flooding.       Surface Water Flooding - % of land Surface Water F	Constraints	itage Site & Setting	
Grade in Listed building/Structure         Zero/Low Impact - no         Medium Impact - no		Grade I/Grade II*Listed Building/Structure	
Conservation Area         Zero/Low Impact - no or minimal mitigation         Medium Impact - nor minimal mitigation           Archaeological Stre (Known & preduced         Zero/Low Impact - no or minimal mitigation         Mitigation required           Flood Risk Zone 3B (Functional Flood Risk Zone 3A (High Vulnerability)         The site lies within a Source Protection Zone and 1:100 incidence surface water flooding.           Flood Risk Zone 2Meelum Vulnerability)         The site lies within a Source Protection Zone and 1:100 incidence surface water flooding.           Surface Water Flooding - % of land Surface Water Flooding - % of land within 1:n 300 incidence (negls)         Meelum Impact - no or minimal mitigation required         Mitigation required           Surface Water Flooding - % of land Surface Water Flooding - % of land Surface Water Flooding - % of land within 1:n 100 incidence (negls)         Tor minimal mitigation required         Mitigation required           Surface Water Flooding - % of land Surface Water	Category 2:	Grade II Listed Building/Structure	
Archaeological Site (known & zero/Low/Impact - no mitigation required		Conservation Area	
Flood Risk Zone 3B (Functional Flood Risk Zone 3A (High Uluerability)     The site lies within a Source Protection Zone and i Rood Risk Zone 2A (High Uluerability)       Flood Risk Zone 2A (High Uluerability)     The site lies within a Source Protection Zone and i Rood Risk Zone 2A (High Uluerability)     Medium Impact - no mitigation     Medium Impact - mitigation required       Surface Water Flooding - % of fand Surface Water Flooding - % of fand Sufface Sufface Sufface Line - % Surface Water Flooding - % of fand Sufface Sufface Sufface Sufface - % Sufface Sufface Sufface - % Sufface Sufface Sufface Sufface Sufface - % Sufface Sufface Suf		Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation required
Flood Rik Zone 38 (Functional Flood Rik Zone 3. (High Vulnerability)       The site lies within a Source Protection Zone and i I:100 incidence surface water flooding.         Flood Rik Zone 3. (High Vulnerability)       The site lies within a Source Protection Zone and i I:100 incidence surface water flooding.         Flood Rik Zone 2(Medium Vulnerability)       Protocom Impact - no within 1 in 30 incidence (medium)       Medium Impact - required         Surface Water Flooding - % of land within 1 in 30 incidence (medium)       The site if a supervision required       Image Area         Surface Water Flooding - % of land within 1 in 100 incidence (medium)       The site if a supervision required       Image Area         Surface Water Flooding - % of land within 1 in 100 incidence (medium)       The site if a supervision required       Image Area         Surface Water Flooding - % of land within 1 in 100 incidence (medium)       The site if a supervision required       Image Area         Surface Water Flooding - % of land within 1 in 100 incidence (medium)       The site if a supervision required       Image Area         Surface Water Flooding - % of land within 1 in 100 incidence (medium)       The site if a supervision required       Image Area         Surface Water Flooding - % of land within 1 in 100 incidence flooding - % of land       Image Area       Image Area         Surface Water Flooding - % of land uncidiating       Image Area       Image Area       Image Area         Genute Sige Sige Area <td< td=""><td></td><td></td><td>۲</td></td<>			۲
Flood Rik Zone 3B (Functional roodplain)       The site lies within a Source Protection Zone and I 1:100 incidence surface water flooding.         Flood Rik Zone 3A (High Vulnerability)       Medium Impact - no runnimal mitigation       Medium Impact - mitigation required         Surface Water Flooding - % of land within 1 in 30 incidence (high)       The site lies within a Source Protection Zone and i required       Image: Source Protection Zone and i required         Surface Water Flooding - % of land within 1 in 100 incidence (high)       The site lies within 1 in 100 incidence (high)       Image: Source Protection Zone and i required         Source Protection Zone       Image: Source Protection Zone       Image: Source Protection Zone       Image: Source Protection Zone         Source Protection Zone       Image: Source Protection Zone       Image: Source Protection Zone       Image: Source Protection Zone         Source Protection Zone       Image: Source Protection Zone       Image: Source Protection Zone       Image: Source Protection Zone         Steep Stope       Image: Source Protection Zone       Image: Source Protection Zone       Image: Source Zone         Steep Stope       Image: Source Proximity or Control Source Proximity or Control Proximity or Cone       Image: Source Proximity or Control Proximity and coal Control Proximity and coal Minerals Ligarded Area       Image: Source Proximity and coal Minerals Safeguarded Area       Image: Source Proximity and coal Minerals Ligarded Area       Image: Source Protection Zone       Image: Source Pr	Flooding		
Flood Risk Zone 3A (High       Zerro/Low (Impact - no       Medium Impact - no         Vulnerability)       Surface Water Flooding - % of land       or minimal mitigation       mitigation required         Surface Water Flooding - % of land       7%       for the flooding - % of land       for the flooding - % of land         Surface Water Flooding - % of land       15%       for the flooding - % of land       for minimal mitigation         Surface Water Flooding - % of land       15%       for the flooding - % of land       for minimal mitigation         Surface Water Flooding - % of land       15%       for flood negative       for flood negative       for flood negative         Surface Water Flooding - % of land       15%       for flood negative       for flood negative       for flood negative       for flood negative         Surface Water Flooding - % of land       15%       for flood negative       f	Category 1: Significant Constraints	Zone	The site lies within a S 1:100 incidence surfac
Flood Risk Zone 2(Medium       Zero/Low Impact - no       Medium Impact - no       Medium Impact - no         Surface Water Flooding - % of land       15%       required       Imitigation       mitigation required         Surface Water Flooding - % of land       15%       Imitigation		ne	
Surface Water Flooding – % of land within 1 in 30 incidence (high)       1/2         Surface Water Flooding – % of land within 1 in 100 incidence (less)       1/2         Surface Water Flooding – % of land       1/2         Surface Water Flooding – % of land       1/2         Surface Water Flooding – % of land       1/2         Critical Drainage Area       1/2         Source Protection Zone          Source Protection Zone          Predominantion          Gentle Slope          Gentle Slope          Chalting          Step Slope          Health & Safety Executive (HSE)          COMAH Development Proximity or Inner Zone          Electricity Pylon (+ 10m buffer zone)          HSE COMAH Middle or Outer Zone          Inning)           Minerals Sleguarded Area          High Voltage electricity line(+10m          High voltage electricity line(+10m          High voltage electricity line(+20m          High voltage electricity line(+10m          High voltage electricity line(+20m          High voltage electricity line(+10m	Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no or minimal mitigation required
Surface Water Flooding -% of land within 1 in 100 incidence (less)       13%         Surface Water Flooding -% of land within 1 in 1000 incidence (less)       13%         Critical Drainage Area       Image Area         Source Protection Zone       Image Area         Predominantly Flat       No significant issues identified.         Gentle Slope       Image Area         Undulating       Image Area         Steep Slope       Zero/Low Impact - no         Health & Safety Executive (HSE)       Zero/Low Impact - no         COMAH Development Proximity or       or minimal mitigation         Health & Safety Executive (HSE)       Medium Impact - no         Compact Area       Image Area         Health & Safety Executive (HSE)       Medium Impact - no         Minerals Legacy (quarries and coal       Image Area         Minerals Safeguarded Area       Image Area         High Voltage electricity line(+10m       Image Area         High Voltage electricity line(+10m       Image Area		Surface Water Flooding – % of land within 1 in 30 incidence (high)	
Surface Water Flooding% of land within 1 in 1000 incidence (less)       15%         Critical Drainage Area       in 2         Source Protection Zone       in 2         Source Protection Zone       in 2         Predominantiv       Flat         Predominantly Flat       No significant issues identified.         Gentle Slope       in 2         Undulating       in 2         Steep Slope       in 2         Electricity Pylon (+ 10m buffer zone)       Zero/Low Impact - no required         Haffill Sites, Contaminated land       intigation         Minerals Legacy (quarries and coal mining)       Medium lequired         Minerals Legacy (quarries and coal mining)       in 2         Minerals Legacy (quarries and coal mining)       in 2         Minerals Legacy (quarries and coal mining)       in 3         Minerals Legacy (quarries and coal mining)       in 3         Minerals Legacy (quarries and coal mining)       in 4         Mifer zone)       in 4		Surface Water Flooding – % of Iand within 1 in 100 incidence (medium)	7%
Source Protection Zone       Image: Contamination         Conditions & Contamination       Image: Contamination         Predominantly Flat       No significant issues identified.         Gentle Slope       Image: Contamination         Steep Slope       Image: Contamination         Health & Safety Executive (HSE)       Zero/Low Impact - no         COMAH Development Proximity or Inner Zone       Zero/Low Impact - no         Hest COMAH Middle or Outer Zone       Image: Contaminated land         Minerals Legacy (quarries and coal mining)       Minerals Safeguarded Area         High Voltage electricity line(+10m       Image: Cone)		Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	15%
Onditions & Contamination       No significant issues identified.         Predominantly Flat       No significant issues identified.         Gentle Slope       Image: Contamination         Steep Slope       Image: Contamination         Health & Safety Executive (HSE)       Zero/Low Impact = no or minimal mitigation         COMAH Development Proximity or Inner Zone       Zero/Low Impact = no or minimal mitigation       Medium Impact - no intigation required         HSE COMAH Middle or Outer Zone       Zero/Low Impact = no or minimal mitigation required       Mitigation required         Minerals Legacy (quarries and coal mining)       Minerals Legacy (quarries and coal mining)       Minerals Safeguarded Area         High Voltage electricity line(+10m       High Voltage electricity line(+10m       Minerals Legacy (the security line(+10m)       Minerals Legacy (the security line(+10m)		Source Protection Zone	<
Gentle Slope       ✓         Undulating       ✓         Steep Slope       ✓         Health & Safety Executive (HSE)       Zero/Low Impact - no or minimal mitigation       Medium Impact - no or minimal mitigation         Inner Zone       Zero/Low Impact - no or minimal mitigation       Mitigation required         Electricity Pylon (+ 10m buffer zone)       required       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       Minerals Come       ✓	Ground Cor Site	ditions & Contamination Predominantly Flat	No significant issues ic
Gentle Slope       ✓         Undulating       ✓         Steep Slope       ✓         Health & Safety Executive (HSE)       Zero/Low Impact - no       Medium Impact - no         COMAH Development Proximity or Inner Zone       Zero/Low Impact - no       Medium Impact - no         Electricity Pylon (+ 10m buffer zone)       required       mitigation       mitigation required         HSE COMAH Middle or Outer Zone       ✓       ✓       ✓         Innerals Legacy (quarries and coal mining)       ✓       ✓       ✓         Minerals Safeguarded Area       ✓       ✓       ✓         High Voltage electricity line(+10m       Mifer zone)       ✓       ✓	Topography		
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		Gentle Slope	<
Health & Safety Executive (HSE)       Zero/Low Impact - no       Medium Impact - no         Inner Zone       or minimal mitigation       mitigation       mitigation required         Electricity Pylon (+ 10m buffer zone)       required       Imitigation       mitigation required         HSE COMAH Middle or Outer Zone       required       Imitigation       mitigation required         Minerals Legacy (quarries and coal mining)       Imining)       Imitigation coal       Imitigation required         High Voltage electricity line(+10m       buffer zone)       Imitigation coal       Imitigation required		Undulating Steen Slone	
Inner zone       required         Electricity Pylon (+ 10m buffer zone)       required         HSE COMAH Middle or Outer Zone       Image: Contaminated land         Landfill sites, Contaminated land       Image: Contaminated land         Minerals Legacy (quarries and coal mining)       Image: Contaminated land         Minerals Safeguarded Area       Image: Contaminated land         High Voltage electricity line(+10m buffer zone)       Image: Contaminated land	Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	Zero/Low Impact - no or minimal mitigation
		Electricity Pylon (+ 10m buffer zone)	required
Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land	
Initiation     Initiation       High Voltage electricity line(+10m       buffer zone)		Minerals Legacy (quarries and coal mining)	<
		High Voltage electricity line(+10m buffer zone)	



		No.	Would the development of the site impact upon the connectivity of habitats?	Would the development site impact upon the connectivity of habitats?			<				
		- -	Wildlife Corridor								
or m requ		Are there any known UK protected species/habitats on or adjacent to the site?	Are there any kn species/habitats site?		red significant mitigation required		or minimal mitigation required	req		Landscape	
Zero		Adverse impact on Local Geodiversity Site (LGS)	Adverse impact o Site (LGS)		- High Impact –	o Medium Impact	Zero/Low Impact - no	Zer	cant Historic	Area of Significant Historic	
<b>I</b>		Adverse impact on Local Wildlife Site (LWS)	Adverse impact o (LWS)	Category 2: Constraints					Grade 2 or 3a Agricultural Land	Grade 2 or 3a	
	<	Are there any known European protected species/habitats on or adjacent to the site?	Are there any known European protected species/habitats on o adjacent to the site?						Tree Preservation Order (TPO)	Tree Preservat	
<u> </u>		on Local Nature	Adverse impact on Local Nature Reserve (LNR)						andscape Value e	Area of High Landscape or Significance	Category 2: Constraints
		Adverse impact on Site of Special Scientific Interest (SSSI)	Adverse impact on Site Scientific Interest (SSSI)								
subje withi	<u>ح</u>	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	[Ramsar Site, Spe (SPA) or Special / (SAC)]	Significant Constraints					lland	Ancient Woodland	Significant Constraints
Site	、	Adverse impact on European sites		Category 1:		identified.	No significant issues identified	No	Itural Land	Grade I Agricultural Land	Category 1:
			×	Biodiversity					pe	Landscape and Townscape	Landscape :
		oximity egulations	<b>tive Impact</b> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity	<ul> <li>Cumulative Impact</li> <li>Biodiversity ,</li> <li>Subject to Ha Assessment</li> <li>School capac</li> </ul>	<ul> <li>Adjacent Designations:</li> <li>School</li> <li>Employment</li> <li>Residential</li> </ul>	edcar Road e related	Key Designations: UDP NA14 Further development of Re Campus for College uses				
proce assisti				Cumulativo	dianont Docimpations:	_	Koy Dosima				P 5
Note: need then h					7.2	NA					
4. Pre histor											
3. Pre Wash the m Chest					RC Primary School	AHA					
2. Safi encro						K					
1. Che					ons Map	Designations	T WALNEWO		Site Photos		
Wou the fi		-			sidential	sed for: Reside	Site appraised for:	nent	se: College site School, housing, employment		Present Land Use: Adjacent Uses: Sc
Brov		en Belt? NO 🗸	Is the site in the Green Belt?	Is the site	s Campus, Southwick,	i <b>on</b> : Hylton Skills 1d	Site Location: Sunderland	2.70ha	Site Area:	<b>f</b> : 563	SLR Ref: SHLAA Ref:

rownfield %	100	Greenfield %	ld %	0	
rban? v	Urba	Urban fringe?	° 0	Open countryside?	le?
ould development on this site impact upon e five purposes of the Green Belt?	ent on this s of the Gree	site impact upoi n Belt?		Impact	No impact
Check unrestricted sprawl of the built-up	d sprawl of t	he built-up area?	.~		
Safeguard the countryside from further croachment?	untryside fro	m further			
Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?	of Sunderlan ton-le-Spring y Row with d Bournmoc	d with Tyneside, g and Seaham, an Washington, yr?	đ		
Preserve the special & separate characteristics storic settlements?	ial & separa ?	te characteristics	of		
Assist in the regeneration of the urban area?	neration of t	he urban area?			
te: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.	ent assumes een Belt sites ertaken thro which woul ration of the	that if there is a for developmen ugh the Local Pla d be contrary to urban area.	57		
te lies within 6km of the coastal wildlife corridor, and is therefore bject to Habitats Regulations Assessment (HRA). Priority species	km of the ats Regula	coastal wildlif tions Assessm	e corric lent (HR	lor, and is A). Priorit	therefore y species
bject to Habitats Regulations Assessment (HRA). Priority species ithin and in vicinity of site.	inity of sit	e.	ent (HR	A). Priorit	y species
ero/Low Impact - no minimal mitigation		Medium Impact mitigation	1	High Impact – significant mitigation	t – nitigation
quired		required		required	

Historic Env	Historic 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? No	significance?	Category 1: Significant	Historic Park or Garden (EH List)	rden (EH List)	The s
Constraints					Constraints	Village Green		5
	World Heritage Site & Setting (+ candidate)					Cemetery / Churchyard	yard	
	Grade I/Grade II*Listed Building/Structure				Category 2: Constraints	Public Open Space/Playing Field/Play Area		<b>۲</b>
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		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	r dleway) e corridor	Zero, or mi
					Is the proposed development site designated as open space or playi fields?	ng	20	
Flooding					Infrastructure	Infrastructure and Services		-
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site partly lies within a Source Protection Zone, and has pockets of 1:100 incidence surface water flooding. Low incidence potential of	one, and has pockets of icidence potential of	Is there road capa Is there water and	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site	site	on Re
	Flood Risk Zone 3A (High Vulnerability)		צוטמוומאמנבו ווססמוווא.		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, Woral shopping services, public transport, education and	ility capacity for to local road network	incre:
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no Medium Impact -	High Impact –	Within an accessible location	le location		Zero,
	Groundwater Flooding	~		required				requ
	Surface Water Flooding – % of land within 1 in 30 incidence (high)							
	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				Suitability an	Suitability and Deliverability		
Site Topography	Predominantly Flat	<b>۲</b>	Electricity pylons affect the western part of the	the site.	What is considere	What is considered suitable on the site?	sider	U U
	Gentle Slope				How many nomes	How many nomes could be provided? How many iobs could the site provide for?		ā
	Undulating				Site Annraisa	Conclusion	-	
	Steep Slope				site Appraisal Conclusion			
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or		Zero/Low Impact - noMedium Impact -or minimal mitigationmitigation required	High Impact – significant mitigation	Suitable for de	Suitable for development if issues can be resolved	s can be resolved	Sit
	Electricity Pylon (+ 10m buffer zone)	×	required	required				
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites. Contaminated land		<					
	Minerals Legacy (quarries and coal mining)							
	Minerals Safeguarded Area							
	buffer zone)							



		Landscape	Area of Sign	Grade 2 or 3	Tree Preserv	Category 2: Area of High Landscape Constraints or Significance		Constraints Ancient Woodland		Landscape and Townscape		SHLAA Ref: 565 Present Land Use: Employ Adjacent Uses: Employ Si Si
			Area of Significant Historic	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Landscape Value ce		odland	Grade I Agricultural Land	ape		65 Site Area: 5.981d Site Photos Site Photos
<			Zero/Low Impact - no Medium Impact						No significant issues identified.		Key Designations:           UDP NA1.2 Employment           areas to be retained and           improved           M5 Eastern Limit of Shallow           Coalfield Area	Site appraised for:
		red	pact - High Impact -								<ul> <li>Adjacent Designations:</li> <li>Employment</li> <li>Retail</li> <li>Residential</li> </ul>	Designations Map Designations Map North Hytori Road
Would the development site impact upon the connectivity of habitats?				Category 2: Constraints				Significant Constraints	Category 1:	Biodiversity	<ul> <li>Cumulative Impact</li> <li>Biodiversity ,</li> <li>Subject to Ha Assessment</li> <li>School capac</li> </ul>	Is the site
Would the development of the No. site impact upon the connectivity of habitats?	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)]			<b>tive Impact</b> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity	Is the site in the Green Belt?
		ted 🔨	rsity	e Site 🗸	< <	<	al	vation				
		or m requ	Zero				clos	subj	Site			Urb: Wou the fi 1. Ch encro encro 3. Pre 3. Pre 4. Pre histor histor need then Note: ssist

Historic Env	Historic Environment and Culture					Green Infrastructure	ructure		
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any his No.	Does the site have any historical or archaeological significance? No.	ignificance?	Category 1: Significant	Historic Park or Garden (EH List)	:H List)	No si
Constraints						Constraints	Village Green		I
	World Heritage Site & Setting (+ candidate)						Cemetery / Churchyard		I
	Grade I/Grade II*Listed Building/Structure					Category 2: Constraints	Public Open Space/Playing Field/Play Area	ield/Play	I
Category 2:	Grade II Listed Building/Structure						Natural greenspace		
	Conservation Area						Allotment		
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation required	High Impact – significant mitigation		Public Right of Way (cycleway/ footpath/bridleway)		Zero, or m
			required	Barron equines	required		Green Infrastructure corridor	idor	requ
			<			Is the proposed development site designated as open space or playing fields?	n space or playing		
Flooding						Infrastructure and Services	and Services		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site lies within a Source Prote incidence surface water flooding.	The site lies within a Source Protection Zone and has pockets of 1:100 incidence surface water flooding. Low incidence potential of groundwater flooding.	t has pockets of 1:100 potential of	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?		Outli Furth
	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?	pacity for al road network, tion and	
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	< _	Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation required	High Impact – significant mitigation	Within an accessible location	le location		Zero, or m
	Surface Water Flooding – % of land within 1 in 30 incidence (high)								
	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	15%							
	Source Protection Zone	۲							
<b>Ground Conditions &amp;</b>	nditions & Contamination					Suitability and	Suitability and Deliverability		
Site	Predominantly Flat	<	Industrial use may mean than contaminants	n than contaminants are	are present.	What is considered	What is considered suitable on the site?	der	
lopograpny						How many homes	How many homes could be provided?	140 47dpha	
	Gentle Slope					How many jobs co	How many jobs could the site provide for?		
	Steep Slope					Site Appraisal Conclusion	Conclusion		
Category 1:	Health & Safety Executive (HSE)		7ern/I nw Imnart - nn	Medium Impact -	High Imnact –	Site given outli	ne nlanning nermission	in 2014 hut	Ś
Category 1: Significant Constraints	Health & safety Executive (HSE) COMAH Development Proximity or Inner Zone		2ero/Low Impact - no or minimal mitigation	Medium Impact - mitigation required	High Impact – significant mitigation	Site given outline pla never taken forward	Site given outline planning permission in 2014 but never taken forward	ın 2014 but	Sit
	Electricity Pylon (+ 10m buffer zone)		required		required				
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land	<b>۲</b>							
	Minerals Legacy (quarries and coal mining)			<					
	Minerals Safeguarded Area High Voltage electricity line(+10m								
	butter zone)								



Area of Significant Historic Landscape required	Grade 2 or 3a Agricultural Land	Category 2:Area of High Landscape ValueConstraintsor SignificanceTree Preservation Order (TPO)	Constraints Ancient Woodland INO Sign	Grade LAgricultural Land						No.	Present Land Use: Fire Station Adjacent Uses: Housing, commercial	SHLAA Ref: 568	SLR Ref: Site Area: 0.27ha
Zero/Low Impact - no or minimal mitigation required			NO significant issues identified.	ificant include interval	Key Designations:AdjaceUDP EN10 White Land•B14 Areas of Potential•Archaeological Importance•			PC		Designations N	Site appraised for: Residential	Fulwell, Sunderland	Site Location: Fulwell Fire Sta
High Impact – significant mitigation required Wou site i site i	Cate		Signi Cons	Bio	Adjacent Designations: • Residential • Community • Retail / commercial					Map	tial	ls t	Station, Station Road,
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?    No.	Category 2:       Adverse impact on Local Wildlife Site         Constraints       (LWS)         Adverse impact on Local Geodiversity	Adverse impact on Local Nature Reserve (LNR) Are there any known European	Significant       [Ramsar Site, Special Protection Area         Constraints       (SPA) or Special Area of Conservation         (SAC)]       Adverse impact on Site of Special         Scientific Interest (SSSI)	sity	<ul> <li>Cumulative Impact</li> <li>Biodiversity / SSSI proximity</li> <li>Subject to Habitats Regulations Assessment</li> <li>Within Critical Drainage Area</li> </ul>							Is the site in the Green Belt?	
to the	ersity		tion				I					NO	YES 🗌
Zero/Low Impact - no or minimal mitigation required			Corridor, and is therefore (HRA).			5. Assist in the regeneration of the urban area r 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?	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Urban? 🗸 Urb;	Brownfield % 100
Medium Impact - mitigation required			proximity (under 2km) of the coastal whome therefore subject to Habitat Regulations Assessment	(inder 3km) of the		ant assumes that if there is a een Belt sites for development ertaken through the Local Plan r which would be contrary to ration of the urban area.	ate characteristics of	of Sunderland with Tyneside, iton-le-Spring and Seaham, and ey Row with Washington, nd Bournmoor?	om further	f the built-up area?		Urban fringe?	Greenfield %
Te si H			egula	222							п	Open	
High Impact – significant mitigation required			ations A								Impact	Open countryside?	0

Category 1: Significant ConstraintsHealth & Safety Executive (HSE) COMAH Development Proximity or Inner ZoneZero/Low Impact - no or minimal mitigation requiredMedium Impact - mitigation requiredHigh Impact - significant mitigation requiredElectricity Pylon (+ 10m buffer zone)Electricity Pylon (+ 10m buffer zone)Revelopment Proximity or requiredMedium Impact - mitigation requiredHigh Impact - significant mitigation required	ography Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination	Category 2: ConstraintsFlood Risk Zone 2(Medium Vulnerability)Zero/Low Impact - no or minimal mitigationMedium Impact - mitigationHigh Impact - significant mitigationSurface Water Flooding -% of land within 1 in 30 incidence (high)Image: Surface Water Flooding -% of land within 1 in 100 incidence (medium)Image: Surface Water Flooding -% of land within 1 in 100 incidence (less)Image: Surface Water Flooding -% of land within 1 in 100 incidence (less)Image: Surface Water Flooding -% of land 	Flood Risk Zone 3B (Functional         Category 1: Significant       Flood Risk Zone 3B (Functional       The site lies within a Critical Drainage Area.         Constraints       Flood Risk Zone 3A (High       Vulnerability)	Grade II Listed Building/Structure       High Impact -         Conservation Area       ✓       Zero/Low Impact - no or minimal mitigation       Medium Impact - mitigation required         Archaeological Site (Known &       ✓       Zero/Low Impact - no or minimal mitigation       Medium Impact - 	Historic Environment and Culture         Category 1: Significant Constraints       Scheduled Ancient Monument (+ 50m buffer zone if not designated)       Does the site have any historical or archaeological significance?         World Heritage Site & Setting (+ candidate)       World Heritage Site & Setting (+ candidate)       Site lies within the historic village of Fulwell.         Grade I/Grade II*Listed Building/Structure       Grade I/Grade II*Listed       Historic Village of Fulwell.	
<ul> <li>V Impact - no al mitigation</li> <li>Medium Impact - mitigation required</li> </ul>	סופווווגמות ואסעבא ועבוונווובע.	significant issues identified	Medium Impact - mitigation required	site lies within a Critical Drainage Area.	Medium Impact - mitigation required	<b>s the site have any historical or archaeological significance?</b> lies within the historic village of Fulwell.	
Fire Station has been relocated. Issues around biodiversity and access would need to be resolved before development could be considered	L'S	Suitability and Deliverability What is considered suitable on the site? Residential	Within an 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?	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       Historic Park or Garden (EH Ust)         Village Green       Cemetery / Churchyard         Category 2: Constraints       Public Open Space/Playing Field/Play Area	
Sit	Ω		Zero/ or mi requi		Zero/ or mi requi	No si	



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		No.	Would the development of the site impact upon the connectivity of habitats?	Would the development site impact upon the connectivity of habitats?			<				
	۲	ľ	Wildlife Corridor								
or m requ		Are there any known UK protected species/habitats on or adjacent to the site?	Are there any knu species/habitats site?		significant mitigation required	mitigation required	or minimal mitigation required	or n		Landscape	
Zero		Adverse impact on Local Geodiversity Site (LGS)	Adverse impact c Site (LGS)		High Impact –	Medium Impact -	Zero/Low Impact - no	Zero	nt Historic	Area of Significant Historic	
		Adverse impact on Local Wildlife Site (LWS)	Adverse impact c (LWS)	Category 2: Constraints					gricultural Land	Grade 2 or 3a Agricultural Land	
	٢	nown European 25/habitats on or 3ite?	Are there any known European protected species/habitats on or adjacent to the site?						on Order (TPO)	Tree Preservation Order (TPO)	
		on Local Nature	Adverse impact on Local Nature Reserve (LNR)						ndscape Value	Area of High Landscape or Significance	Category 2: Constraints
τοτη	٢	Adverse impact on Site of Special Scientific Interest (SSSI)	Adverse impact on Site Scientific Interest (SSSI)								
subje close	٢	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	[Ramsar Site, Spe (SPA) or Special / (SAC)]	Significant Constraints			C		and	Ancient Woodland	Significant Constraints
Site		Adverse impact on European sites		Biodiversity Category 1:		ntified.	No significant issues identified.	No	e ural Land	Grade I Agricultural Land	Landscape a Category 1:
		egulations	<b>tive Impact</b> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment	Cumulative Impact <ul> <li>Biodiversity,</li> <li>Subject to Hat Assessment</li> </ul>	<ul> <li>Adjacent Designations:</li> <li>Residential</li> <li>Sports fields</li> </ul>		Key Designations: L7 School playing fields				
Woul the fi 1. Che 2. Safi encro encro 3. Pre Wash the m Chest Chest 4. Pre histor 5. Ass 5. Ass Note: need then h					a de la compañía de	Bishop Harland	Site appraised for:		rmer school ng and greenspace Site Photos	Present Land Use: Former school Adjacent Uses: Housing and greenspace Site Photos	Present Lan Adjacent Us
Brov		n Belt? NO 🖌	Is the site in the Green Belt?	Is the site	p Harland School,	Former Bisho nderland	Site Location: Former Redhouse, Sunderland	1.26ha	Site Area:	: 572	SLR Ref: SHLAA Ref:

rownfield %	50 Greenfield %	50	
rban? 🗸 (	Urban fringe?	Open countryside?	le?
ould development on this site impact upon e five purposes of the Green Belt?	this site impact upon Green Belt?	Impact	No impact
Check unrestricted sprawl of the built-up area?	wl of the built-up area?		
Safeguard the countryside from further croachment?	de from further		
Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, ar e merging ofShiney Row with Washington, ester-le-Street and Bournmoor?	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, ester-le-Street and Bournmoor?		
Preserve the special & s storic settlements?	Preserve the special & separate characteristics of storic settlements?		
Assist in the regeneration of the urban area?	on of the urban area?		
vte: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.	umes that if there is a It sites for development n through the Local Plan I would be contrary to of the urban area.		
	-		
te lies within 6km of bject to Habitats Re ose to a pond and S the wildlife corrido	te lies within 6km of the coastal wildlife corridor, and is therefore bject to Habitats Regulations Assessment (HRA). Site also lies ose to a pond and SSSI and has evidence of priority species. It link the wildlife corridor between Sunderland and South Tyneside. the wildlife corridor between Sunderland and South Tyneside.	ridor, and is HRA). Site al priority spec Ind South Ty	therefore so lies ies. It links neside.
ro/Low Impact - no <sup>.</sup> minimal mitigation quired	Medium Impact - mitigation required	High Impact – significant mitigation required	t – nitigation
	<b>&lt;</b>		

		Constraints	Category 2:		Constraints	Significant	Catorom 1.				Site Topography	Ground Cor								Category 2: Constraints			Constraints	Significant	Flooding					Category 2: Constraints			Constraints	Category 1: Significant	Historic Env
Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	mining)	Landfill sites, Contaminated land	HSE COMAH Middle or Outer Zone	Electricity Pylon (+ 10m buffer zone)	Inner Zone	COMAH Development Proximity or	Joalth & Cafaty Exocutivo (LICE)		Gentie Slobe			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	Flood Risk Zone 2(Medium Vulnerability)		Vulnerability)	Flood Risk Zone 3A (High	Floodplain)	Elood Birk Jong 30 (Elimitional			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
											<				75%		60%	40%																	
	C	<			required	zero/Low Impact - no or minimal mitigation					No significant issues identified.								required	Zero/Low Impact - no or minimal mitigation				במופב סמור סו נווב צונב מו		<	required	Zero/Low Impact - no						Does the site have any hi No.	
						mitigation required					entified.	5++: 							-	Medium Impact - mitigation required				part of the site affected by T.So flictbelice				Medium Impact -						Does the site have any historical or archaeological significance? No.	
					renuired	Hign Impact – significant mitigation										<			required	High Impact – significant mitigation				elice surface water floodilig.			required	High Impact –						ignificance?	
						Potentially sui		Site Appraisal Conclusion			What is considered	Suitability an								Within an accessible location	community opportunities?	site requirements?	requirements?	Is there water and	Infrastructure	designated as open space or playi fields?					Category 2: Constraints		Constraints	Category 1: Significant	Green Infrastructure
						Potentially sultable for development.		<b>Conclusion</b>	How Inlany Jobs could the site provide lore	How many inches could be provided?	What is considered suitable on the siter	Suitability and Deliverability								ble location	local shopping services, public transport, education and community opportunities?	arressibility of the site	requirements? Is there education/community/health facility canacity for	Is there water and sewerage capacity for site	Infrastructure and Services	ng	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 (EH List)	ructure
						nent.					Residen	_									, education and	to local road network	rility canacity for	' site		Ō	re corridor	Y idleway)				ıyard		ırden (ен ціst)	-
										d	í.								requi	Zero/ or mi	2				-		requi	Zero/			<b>&lt;</b>			Site ir	



SHLAA Ref: Present Land Use: Storage Adjacent Uses: Employment land and Site Photos Site Photos Site Photos Category 2: Category 2: Category 2: Category 2: Category 2: Category 2: Crade 1 Agricultural Land Significant Area of High Landscape Value Constraints Tree Preservation Order (TPO) Area of Significant Historic Landscape
e: Storage Employment land and greenspace Site Photos Site Photos Townscape ade I Agricultural Land clent Woodland clent Woodland rea of Significant Historic significant Historic v
Sheepfolds, SR5 1
BQ Residential Designations Map Adjacent Designations: • Employment land • Employment land • Greenspace significant mitigation required
Is the site in the         Alter         Alter         Alter         Biodiversity         Category 1:       Subject to Hal         Subject to Hal         Assessment         Subject to Hal         Adverse         Scientifi         Ramsa         Category 2:       Adverse         Category 2:       Adverse         Category 2:       Adverse         Scientifi       Scientifi         Adverse       Scientifi         Adverse       Scientifi         Scientifi       Scientifi         Adverse       Scientifi         Scientifi       Scientifi         Scientifi       Scientifi         Scientifi       Scientifi         Adverse       Scientifi         Stite (LG)       Adverse         Stite (SC)
Is the site in the Green Belt?     NO       Alteration No.2 Map     Alteration No.2 Map       Alteration No.2 Map     Alteration No.2 Map       Image: Alteration No.2 Map     Image: Alteration No.2 Map       Alteration No.2 Map     Image: Alteration No.2 Map       Image: Alteration No.2 Map     Image: Alteration No.2 Map       Significant     Subject to Habitats Regulations       Assessment     Image: Alteration Site, Special Protection Area       Significant     Ramsar Site, Special Protection Area       Constraints     Constraints       Significant     Ramsar Site, Special Protection Area       Adverse Impact on Local Nature     Reserve (INR)       Adverse Impact on Local Nature     Reserve (INR)       Adverse Impact on Local Nature     Reserve (INR)       Adverse Impact on Local Geodiversity     Site (ICGS)       Adverse Impact on Iccal Geodiversity     Site (ICGS)       Adverse Impact on Iccal Geodiversity     Site (ICGS)       Adverse Impact o
NO     Unb:       esite     r       al        to the        v <t< th=""></t<>

rownfield %	100 Greenfield %	0	
rban? 🗸	Urban fringe?	Open countryside?	e?
ould development on this site imp e five purposes of the Green Belt?	ould development on this site impact upon e five purposes of the Green Belt?	Impact	No impact
Check unrestricted spr	Check unrestricted sprawl of the built-up area?		
Safeguard the countryside from further icroachment?	side from further		
Prevent merging of Sunderland with Tynes ashington, Houghton-le-Spring and Seahar e merging ofShiney Row with Washington, nester-le-Street and Bournmoor?	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, nester-le-Street and Bournmoor?		
Preserve the special & storic settlements?	Preserve the special & separate characteristics of storic settlements?		
Assist in the regeneration of the urban area?	ion of the urban area?		
ote: This assessment assumes that if there ted to allocate Green Belt sites for develop en his will be undertaken through the Loca ocess in a manner which would be contrar sisting the regeneration of the urban area.	ote: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
te lies in close proximit orridor, and is therefore IRA). Site also forms th ing in close proximity to pecies in vicinity of site.	te lies in close proximity (under 2km) of the coastal wildlife orridor, and is therefore subject to Habitat Regulations Assessment IRA). Site also forms the edge of the River Wear wildlife corridor, ing in close proximity to a Local Wildlife Site, and with priority pecies in vicinity of site.	coastal wild egulations A Vear wildlife , and with pr	ife corridor, iority



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 his Yes, the arches are part of	Does the site have any historical or archaeological significance? Yes, the arches are part of the Grade 2 listed former NEER stables. Within	<b>ignificance?</b> NEER stables. Within	Category 1: Significant	Historic Park or Garden (EH List)	n (EH List)	Forms
Constraints			wider setting of grade II listed Wearmouth Road	sted Wearmouth Road and	and Rail Bridges.	Constraints	Village Green		
	World Heritage Site & Setting (+ candidate)						Cemetery / Churchyard	<u>م</u>	
	Grade I/Grade II*Listed Building/Structure					Category 2: Constraints	Public Open Space/Playing Field/Play Area	ng Field/Play	
Category 2: Constraints	Grade II Listed Building/Structure	<					Natural greenspace		
	Conservation Area						Allotment		
	Archaeological Site (Known & potential)		Zero/Low Impact - no	Medium Impact - mitigation required	High Impact – significant mitigation		Public Right of Way (cycleway/ footpath/bridleway)	vay)	Zero, or mi
			required	nningarion redairea	required		Green Infrastructure corridor	orridor	
					۲	Is the proposed development site designated as open space or playing fields?	velopment site No. n space or playing		
Flooding						Infrastructure and Services	and Services		
Category 1: Significant	Flood Risk Zone 3B (Functional Floodplain)		The site lies within a Critical Drainage Area.		Low incidence potential of	Is there road capac	Is there road capacity for site traffic generation?	ion?	
Constraints			groundwater flooding.			Is there water and requirements?	Is there water and sewerage capacity for site requirements?		acce
	Flood Risk Zone 3A (High Vulnerability)					Is there education/ site requirements?	Is there education/community/health facility capacity for site requirements?	/ capacity for	
						What is the broad accessib local shopping services, pu community opportunities?	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	local road 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	Within accessible location	ocation		Zero, or m
	Surface Water Flooding – % of land within 1 in 30 incidence (high)								
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)			٢					
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	10%		•					
	Critical Drainage Area	<							
	Source Protection Zone								
Ground Co	Ground Conditions & Contamination					Suitability and	Suitability and Deliverability		
Site Topography	Predominantly Flat	۲	No significant issues identified	ntified.		What is considered How many homes	What is considered suitable on the site? How many homes could be provided?	Residential	
	Gentle Slope					How many jobs co	How many jobs could the site provide for?		
	Undulating					Site Appraisal Conclusion	Conclusion		
	Steep Slope						Conclusion		
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or		Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation required	High Impact – significant mitigation	Potentially suit	Potentially suitable for development.	ıt.	Sit
	Electricity Pylon (+ 10m buffer zone)		required		required				
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)								

Site is considered suitable for development	ero/Low Impact - no r minimal mitigation quired	ero/Low Impact - no mitigation quired otential conflict between residential and industrial traffic. ccess with potential rear parking court.	orms the edge of the River Wear Green Infrastructure corridor
Site is considered potentially suitable for development	Medium Impact - mitigation required	Medium Impact - mitigation required en residential and ind ar parking court.	r Wear Green Infrastru
Site is not considered suitable for development	High Impact – significant mitigation required	High Impact – significant mitigation required dustrial traffic. Limited	icture corridor

		Landscape	Area	Grad	Tree	Category 2: Area Constraints or Sig		Category 1: Gradu Significant Constraints Ancie	Landscape and To		Present Land Use: Adjacent Uses: Sp	SLR Ref: SHLAA Ref: 652
		scape	Area of Significant Historic	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		Present Land Use: Amenity greenspace Adjacent Uses: Sports fields, housing Site Photos	Site Area:
् <		or minimal mitigation required	Zero/Low Impact - no					No significan	-	Mey D UDP L space	Site	1.21ha Site Pott
			pact - no Medium Impact -					No significant issues identified.		Key Designations: UDP L1/7/9 Existing open space space	Site appraised for:	Site Location: Land at Potts, Sunderland
		d								<ul> <li>Adjacent Designations:</li> <li>Residential</li> <li>Sports field</li> <li>Amenity greens</li> </ul>	Designations Map	at Old Mill Road, Marley
		significant mitigation required	High Impact –							pace		Marley
Would the development site impact upon the connectivity of habitats?				Category 2: Constraints				Category 1: Significant Constraints	Biodiversity	<ul> <li>Cumulative Impact</li> <li>Biodiversity /</li> <li>Subject to Ha Assessment</li> <li>School capac</li> </ul>		ls the site
Would the development of the Yes. site impact upon the connectivity of habitats?	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)	(SAC) 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		<b>tive Impact</b> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity		Is the site in the Green Belt?
	<u>ح</u>	ted to the	ersity	e Site			<u> </u>	Area 🗸	-			VES
	·	or m requ	Zero	·	. I	I	Sund	Site l subje form			Woul the fi 1. Che 2. Safi 2. Safi 2. Safi 3. Pre Wash the m Chest 4. Pre histor 5. Ass 5. Ass 5. Ass 5. Ass	Brov

rownfield %	0 Gre	Greenfield %	100	
irban? 🗸	Urban fringe?		Open countryside?	e;
/ould development on this site imp ne five purposes of the Green Belt?	/ould development on this site impact upon ne five purposes of the Green Belt?	ict upon	Impact	No impact
Check unrestricted	Check unrestricted sprawl of the built-up area?	up area?		
Safeguard the cour ncroachment?	Safeguard the countryside from further croachment?			
Prevent merging of Sunderland v 'ashington, Houghton-le-Spring a ne merging ofShiney Row with Wa nester-le-Street and Bournmoor?	Prevent merging of Sunderland with Tyneside, 'ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, rester-le-Street and Bournmoor?	neside, ham, and on,		
Preserve the specia storic settlements?	Preserve the special & separate characteristics of storic settlements?	teristics of		
Assist in the regeneration ote: This assessmence ed to allocate Gree nen his will be under	Assist in the regeneration of the urban area? ote: This assessment assumes that if there is a eed to allocate Green Belt sites for development en his will be undertaken through the Local Plan	area? ere is a lopment ocal Plan		
ocess in a manner v sisting the regenera	ocess in a manner which would be contrary to sisting the regeneration of the urban area.	ea.		
to lice within fr	m of the costal	wildlife corri		boroforo
ite lies within 6kn ubject to Habitats	n of t s Reg	the coastal wildlife corridor, a ulations Assessment (HRA). T	dor, and is t RA). The sit	and is therefore The site also

orms the edge of an east-west wildlife corridor that runs between underland and South Tyneside.



Historic Env Category 1:	Historic Environment and Culture Category 1: Scheduled Ancient Monument	Does the site have any historical or archaeological significance?			frastru :	<b>ucture</b> Historic Park or Garden (Ен Цэt)	en (ен ust)	The site forms amenity greenspace.	ity greenspa
Constraints	(ד סטוון ממוופו לסווב וו ווסר מבאולומנבמ)	Much of the site has local archaeological interest activity.		in relation to past quarrying	Significant Constraints Vi	Village Green		I	
	World Heritage Site & Setting (+ candidate)				Ĉ	Cemetery / Churchyard	<u>a</u>		
	Grade I/Grade II*Listed Building/Structure				Category 2: Publi Constraints Area	Public Open Space/Playing Field/Play Area	ing Field/Play		
Category 2:	Grade II Listed Building/Structure				N	Natural greenspace			
	Conservation Area				>	Allotment			
	Archaeological Site (Known & v potential)	<ul> <li>Zero/Low Impact - no M</li> <li>or minimal mitigation m</li> <li>required</li> </ul>	Medium Impact - Hig mitigation required sig	High Impact – significant mitigation required	Gr Gr	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	way) corridor	Zerc or m	Zero/Low Impact - no or minimal mitigation required
			<b>&lt;</b>	<b>+</b> 0 <b>-</b>	Is the proposed development site designated as open space or playing fields?		Yes, as amenity greenspace		
Flooding	-				Infrastructure and Services	nd Services			
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Low incidence potential of groundwater flooding.	groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	for site traffic generativerage capacity for sit	e 🗸	Pote visib	Potential access from Old Mill Road subject to junction spacing and visibility requirements.
	Flood Risk Zone 3A (High Vulnerability)			0	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?	nmunity/health facilit essibility of the site to ;, public transport, ed :ies?	y capacity for local road network, ucation and	- inc	Further developments in Southwick and Fulwell will require increased school capacity to meet demand.
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no M or minimal mitigation m required	Medium Impact - Hig mitigation required sig	High Impact – significant mitigation required	Within an accessible location	cation		Zero or m requ	Zero/Low Impact - no 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								
	Source Protection Zone								
Ground Co	Ground Conditions & Contamination	<u>.</u>			Suitability and Deliverability	eliverability			
site Topography	Predominantiy Hat	The site is subject to past landfill / waste, and	andfill / waste, and historic	historic quarrying.	What is considered suitable on the site? How many homes could be provided?	table on the site? ld be provided?	Kesidential 38 35dpha		
	Gentle Slope				How many jobs could the site provide for?	the site provide for?			
	Undulating Steep Slope			10	Site Appraisal Conclusion	onclusion			
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone	v Impact - no al mitigation	Medium Impact - Hig mitigation required sig	act – nt mitigation	Potentially suitable for development, provided that green infrastructure and infrastructure issues can	le for developme re and infrastruc	nt, provided that ture issues can		Site is considered suitable for
	Electricity Pylon (+ 10m buffer zone)	Iequired		rednijen	be resolved.				development
Category Z: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land								
	Minerals Legacy (quarries and coal vining)		<						
	Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)								
Area of Sig Landscape	Category 2: Area o Constraints or Sigr Tree P Grade	Landscape and Townscape Category 1: Grade I Agricultur Significant Ancient Woodlan			SHLAA Ref: Present Land Use: Car park Adjacent Uses: Employmer	SLK Ref: 721			
--	--	---	---	---	--	---------------------			
Area of Significant Historic Landscape	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land	<b>1 Townscape</b> Grade I Agricultural Land Ancient Woodland		Site Photos	e: Car park Employment land	Site Area:			
<	<					u.uyna			
Zero/Lov or minim required		The sit identif consid listed				പ			
Zero/Low Impact - no or minimal mitigation required		The site forms part of the wider River Wear limit identified as an area of higher landscape value. considerable industrial history, and the site sits listed Queen Alexandra Bridge.	<u>Key Designations:</u> UDP NA1.3 Employment land CN23 Wildlife Corridor		Estate, Sunderland Site appraised for:	Site Location:			
Mediun mitigati		e wider   nigher  aı nistory, a Bridge.	loyment orridor		for:	Plot.			
Medium Impact - mitigation required		River We ndscape ' nd the si		Designations	Em	1, LOW So			
re '		ar limes value.  T te sits al	djacent ● E	Ons Map	Employment land	South			
High Impact - significant mi required		estone gorge The area has alongside the	<ul> <li>Adjacent Designations:</li> <li>Employment</li> <li>Viaduct</li> </ul>	PAN	nt land	wick In			
High Impact – significant mitigation required		limestone gorge which is lue. The area has sits alongside the Grade II	nt			outhwick Industrial			
Site (LG: Are they species, site? Would the development site impact upon the connectivity of habitats?	Category 2: Constraints	<b>Biodiversity</b> Category 1: Significant Constraints	Cumulative Issues <ul> <li>Subject to H</li> <li>Assessment</li> </ul>		Is the site				
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 Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	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)	<b>tive Issues</b> Subject to Habitats Regulations Assessment		Is the site in the Green Belt?	in the Croon			
om or adjacent to No.	1 Local Nature wn European 'habitats on or e? Local Wildlife S	1 European site: ial Protection A ea of Conservat Site of Special (SSSI)	ulations						
	site sity	tion •							
✓ Zero requ		Site subj Rive		1. Che 2. Saf encro 3. Pre Wash the m Chest 4. Pre histor 5. Ass 5. Ass need then	Urb. Wou the f	Bro			

rownfield %	100 Greenfield %	° 0	
Irban?	Urban fringe?	Open countryside?	de?
/ould development on this site imp ne five purposes of the Green Belt?	/ould development on this site impact upon ne five purposes of the Green Belt?	Impact	No impact
Check unrestricted s	Check unrestricted sprawl of the built-up area?		
Safeguard the countryside from further ncroachment?	yside from further		
Prevent merging of Sunderland v /ashington, Houghton-le-Spring a le merging ofShiney Row with Wa nester-le-Street and Bournmoor?	Prevent merging of Sunderland with Tyneside, 'ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, 'nester-le-Street and Bournmoor?		
Preserve the special storic settlements?	Preserve the special & separate characteristics of storic settlements?		
Assist in the regener	Assist in the regeneration of the urban area?		
ote: This assessment assumes that if there eed to allocate Green Belt sites for develop ren his will be undertaken through the Loca rocess in a manner which would be contrar sisting the regeneration of the urban area.	ote: This assessment assumes that if there is a eed to allocate Green Belt sites for development ren his will be undertaken through the Local Plan rocess in a manner which would be contrary to sisting the regeneration of the urban area.		
ite lies within 6km of the co ubject to Habitats Regulatic iver Wear wildlife corridor.	ite lies within 6km of the coastal wildlife corridor, and is ubject to Habitats Regulations Assessment (HRA). Lies w iver Wear wildlife corridor.	Lies w	and is therefore Lies within the



Category 1:	Category 1: Scheduled Ancient Monument	Does the site have any historical or archaeological significance?	nificance?	Category 1: Historic	Historic Park or Garden (EH List)	
Significant Constraints	(+ Sum putter zone it not designated)	Local archaeological significance, relating to riverside industry. In close proximity to Grade II listed QA Bridge.	ndustry. In close	Significant Constraints	Village Green	
1	World Heritage Site & Setting (+ candidate)				Cemetery / Churchyard	
	Grade I/Grade II*Listed Building/Structure			Category 2: Constraints	Public Open Space/Playing Field/Play Area	Play
Category 2:	Grade II Listed Building/Structure	<			Natural greenspace	
	Conservation Area				Allotment	
	Archaeological Site (Known & potential)	v Impact - no Medium Impact - Ial mitigation mitigation required	High Impact – significant mitigation		Public Right of Way (cycleway/ footpath/bridleway)	
			required	Green Infras Is the proposed development site designated as open space or playi fields?	Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	
Flooding	Flood Risk Zone 3B (Functional	The site is subject to lower incidence groundwater	dwater flooding.	Infrastructure Is there road capa	Infrastructure and Services Is there road capacity for site traffic generation?	<u>ح</u>
	Floodplain) Flood Risk Zone 3A (High Vulnerability)			Is there water and requirements? Is there education/ site requirements? What is the broad a	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,	/ for d network,
	Flood Risk Zone 2(Medium Vulnerability)	Zero/Low Impact - no Medium Impact - no or minimal mitigation mitigation required	High Impact – significant mitigation			
<b></b>	Groundwater Flooding		required			
T1	Surface Water Flooding – % of land within 1 in 30 incidence (high)					
T	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 Conc	Ground Conditions & Contamination	Possible contamination from previous industrial uses		Suitability an	Suitability and Deliverability What is considered suitable on the site? Emc	Employment
ography				How many homes		
	Gentle Slope Undulating			How many jobs could the site prov	How many jobs could the site provide for?	
Category 1:	Steep Slope Health & Safety Executive (HSE)	no Medium Impact -	High Imnact –	Retain employ	ment allocation	
	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required s required	High Impact – significant mitigation required	Retain employ	Retain employment allocation	
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land					
1 1	Minerals Legacy (quarries and coal mining)	<				
	Minerals Safeguarded Area High Voltage electricity line(+10m					



	Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Category 2:Area of High Landscape ValueConstraintsor Significance		Category 1:Grade I Agricultural LandSignificantAncient Woodland	Landscape and Townscape		SHLAA Ref: Present Land Use: Employment land Adjacent Uses: Employment, housing, greenspace Site Photos
	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required significant mitigation required required					No significant issues identified.		Key Designations:Adjacent Designations:UDP NA1.2 Employment areas to be retained and improved• Employment • Residential • Retail • GreenspaceM5 Eastern Limit of Shallow Coalfield Area• Greenspace	eenspace In the state, Sunderland In the state
Would the development of the No. site impact upon the connectivity of habitats?	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         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)	Category 1:       Adverse impact on European sites         Significant       [Ramsar Site, Special Protection Area         Constraints       (SPA) or Special Area of Conservation         (SAC)       [SAC)	Biodiversity	<ul> <li>Cumulative Issues</li> <li>Biodiversity / SSSI proximity</li> <li>Subject to Habitats Regulations Assessment</li> </ul>	Is the site in the Green Belt?
	cted $\checkmark$ or m It to the requ	- <	۹ ۲ ۲	ri K	<	ites Site n Area 🗸 subj rvation pon	-		NO Vou the f 2. Saf encro 3. Pro Wou the f 5. Ass 5. Ass proce need then

rownfield %	100 Urban	100 Greenfield % Urban fringe?	Open 0	_
	+		countryside?	side?
ould development on this site impact upon e five purposes of the Green Belt?	of the Green	te impact upon ) Belt?	Impact	No impact
Check unrestricted sprawl of the built-up area?	d sprawl of th	ie built-up area?		
Safeguard the countryside from further croachment?	untryside from	n further		
Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, ar e merging ofShiney Row with Washington, ester-le-Street and Bournmoor?	of Sunderland ton-le-Spring y Row with W d Bournmoor	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, ester-le-Street and Bournmoor?		
Preserve the specia storic settlements?	ial & separate י	Preserve the special & separate characteristics of toric settlements?		
Assist in the regeneration of the urban area?	neration of th	e urban area?		
te: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.	nt assumes th en Belt sites f ertaken throu which would ration of the u	hat if there is a for development gh the Local Plan be contrary to urban area.		
re lies within 6 bject to Habit onds and prior ose proximity 1	km of the c ats Regulati ty species a to a SSSI an	re lies within 6km of the coastal wildlife corridor, bject to Habitats Regulations Assessment (HRA). onds and priority species are found in the area. S ose proximity to a SSSI and Local Nature Reserve.		r, and is therefore ). Site is close to Site also lies in e.
ro/Low Impac		ledium Impact -	High Imn	act -
rm/Low Impact - no minimal mitigation quired		Mealum Impact - mitigation required	Hign Impact - significant mi required	rign impact – significant mitigation required
				۲

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? No.	;nificance?	Category 1: Significant	Historic Park or Garden (EH List)	:H List)	No
Constraints					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	-ield/Play	
Category 2: Constraints	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	idor	Zer or r
			<b>٢</b>		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 Source Protection Zone and has pockets of 1:100 incidence surface water flooding. Low incidence potential of groundwater flooding	has pockets of 1:100 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?		Plai
	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?	pacity for al road network, ion and	
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding		al mitigation mitigation required	High Impact – significant mitigation				Zer or i
	Surface Water Flooding – % of land	<	required	required				L a d
	within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium)	5%						
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	10%						
	Source Protection Zone	٢						
Ground Cor	Ground Conditions & Contamination	<			Suitability and	Suitability and Deliverability		
Site Topography	Predominantly Flat	۲	Industrial use may mean than contaminants are present.	present.	What is considered	What is considered suitable on the site?	Employment	
	Gentle Slope				How many nomes How many jobs co	How many nomes could be provided? How many jobs could the site provide for?		
	Undulating				Site Appreice	Conclusion	-	
	Steep Slope				Site Applaisal conclusion	COLICIUSION		
Category 1:	Health & Safety Executive (HSE)		Zero/Low Impact - no Medium Impact -	High Impact –	Undetermined	Undetermined planning application on part of the	) part of the	
Constraints	Inner Zone		al mitigation mitigation required	significant mitigation	site for retail development.	evelopment. If applicat	If application is refused	
	Electricity Pylon (+ 10m buffer zone)		- required	required	site should be i	site should be retained for employment uses.	nt uses.	
Category 2:	HSE COMAH Middle or Outer Zone							
Constraints	Minerals Leases (guarrise and coal	<	~					
	mining)							
	Minerals Safeguarded Area High Voltage electricity line(+10m							



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Would the development of the site impact upon the connectivity of habitats?	Landscape or minimal mitigation mitigation required significant mitigation species/habitats on or adjac required view in pace in the second significant mitigation species/habitats on or adjac Wildlife Corridor	Land Category 2: Constraints		Area of High Landscape Value	Category 1:Grade I Agricultural LandNo significant issues identified.Category 1:Adverse impact on EuropealSignificantSignificantSignificantSignificantSignificantSignificantConstraintsAncient WoodlandSignificantSignificantSignificantSignificantConstraintsSignificantSignificantSignificantSignificantSignificant	be and Townscape Biodiversity	Key Designations:         Adjacent Designations:         Cumulative Issues           UDP NA1.2 Employment areas to be retained and improved         • Employment • Residential         • Subject to Habitats Regulations           Subject to Habitats Regulations         • Subject to Habitats Regulations         • Subject to Habitats Regulations	Present Land Use: Employment Iand       Site appraised for: Employment Iand         Adjacent Uses: Enployment, housing:       Site appraised for: Employment Iand         Site Protos       Designations Map         Site Approace       Opportunity	SHLAA Ref: Estate, Sunderland Is the site in the Green Belt?
ent of the ats?	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 Site (LGS)	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<b>·S</b> · Habitats Regulations nt		
		<b>~</b>		<u>د</u> ح	٢	-			<

rownfield %       100       Greer         rban?       ✓       Urban fringe?         ould development on this site impact       e five purposes of the Green Belt?         Check unrestricted sprawl of the built-up a         Safeguard the countryside from further         croachment?         Prevent merging of Sunderland with Tynes         ashington, Houghton-le-Spring and Seahar         e merging ofShiney Row with Washington,         ester-le-Street and Bournmoor?         Preserve the special & separate characteri         storic settlements?         Preserve the regeneration of the urban are         Assist in the regeneration of the urban are	rownfield %100Greenfield %rban?✓Urban fringe?ould development on this site impact upon e five purposes of the Green Belt?Check unrestricted sprawl of the built-up area?Safeguard the countryside from further croachment?Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, ester-le-Street and Bournmoor?Preserve the special & separate characteristics of storic settlements?Assist in the regeneration of the urban area?	Open Impact N	No impact
eguard the country achment?	side from further		
went merging of Su ington, Houghton-I ierging ofShiney Ro er-le-Street and Bo	nderland with Tyneside, e-Spring and Seaham, and w with Washington, urnmoor?		
eserve the special & ric settlements?	separate characteristics of		
sist in the regenerat : This assessment as to allocate Green B	Assist in the regeneration of the urban area? ote: This assessment assumes that if there is a ed to allocate Green Belt sites for development		
lies within 6km	te lies within 6km of the coastal wildlife corridor,	ridor, and i	and is therefore
lies within 6km - ject to Habitats F ximity to a rivers	te lies within 6km of the coastal wildlife corridor, and is bject to Habitats Regulations Assessment (HRA). Site li oximity to a riverside Local Nature Reserve (SSSI/LWS).		and is therefore Site lies in close LWS).
ro/Low Impact - no . minimal mitigation quired	o Medium Impact - n mitigation required	High Impact significant m required	High Impact – significant mitigation required

Category 1: He Significant CO Constraints Inr Category 2: HS	Site Pro Topography Ge Un Ste	Ground Condit	Category 2: Fio Constraints Vu Sur Sur Sur Sur Sor		Flooding	po A	Category 2: Gra Constraints Co	Gr cal	Category 1: Sch Significant (+ ) Constraints	Historic Enviro
relopment Proximity or ylon (+ 10m buffer zone) I Middle or Outer Zone , Contaminated land gacy (quarries and coal reguarded Area	Predominantly Flat	Ground Conditions & Contamination	Hood Kisk 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 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	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 required	Industrial use may mear		Zero/Low Impact - no or minimal mitigation required	The site lies within a Source Protection Zone. of groundwater flooding.		Zero/Low Impact - no or minimal mitigation required			Does the site have any his No.	
Medium Impact - mitigation required	Industrial use may mean than contaminants are present.		Medium Impact - mitigation required	rce Protection Zone.		Medium Impact - mitigation required			Does the site have any historical or archaeological significance? No.	
High Impact – significant mitigation required	present.		High Impact – significant mitigation required	Low incidence potential		High Impact – significant mitigation required			ignificance?	
Retain employ	What is considered suitable on the How many homes could be provid How many jobs could the site prov Site Appraisal Conclusion	Suitability and		Is there road capacity for s Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Infrastructure	Public Right of (cycleway/ footpater Green Infrastrunder Is the proposed development site designated as open space or playing fields?		Category 2: Constraints	Category 1: Significant Constraints	Green Infrastructure
Retain employment allocation	ed? vide for?			Is there road capacity for site traffic generation?	Infrastructure and Services	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor velopment site n space or playing	Natural greenspace Allotment	Cemetery / Churchyard Public Open Space/Playing Field/Play Area	Historic Park or Garden (EH List) Village Green	ructure
	Employment	2000 2000 2000		city for vad network,				d/Play	ist)	
Site is considered suitable for development			Zero/Low Impact - no or minimal mitigation required	Access through existing industrial estate roads. Outline permission for residential scheme directly to the south.		Zero/Low Impact - no or minimal mitigation required			No significant issues identified.	
Site is considered potentially suitable for development			Medium Impact - mitigation required	existing industrial estate roads. Outline planning esidential scheme directly to the south.		Medium Impact - mitigation required			ntified.	
Site is not considered suitable for development			High Impact – significant mitigation required	s. Outline planning the south.		High Impact – significant mitigation required				

	Gra Are	Constraints or S Tree		be and		SLR Ref: 724 SHLAA Ref: Adjacent Uses: En
	Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape	Area of High Landscape Value or Significance Tree Preservation Order (TPO)		ownscape		Site A Vacant land site Photos
2 (	<	<		-		dual carriageway
required			The site forms part of the wider River Wear IIm identified as an area of higher landscape value. considerable industrial history, the site once pr the Austin & Pickersgill shipyard.		Key Designations: UDP EN10 White Land	Site Location: P East, Southwick, Site appraised for:
			kiver Wear ndscape val he site once		<u>Adjacer</u>	Sunderland
required	High Impact –		Ilmestone gorge which is lue. The area has e provided the offices for		<ul> <li>Adjacent Designations:</li> <li>Employment</li> <li>Dual carriageway</li> </ul>	Map Map
Would the development site impact upon the connectivity of habitats?	Category 2: Constraints		Cartegory 1: Significant Constraints	Biodiversity	Cumulative Issues <ul> <li>Subject to F</li> <li>Assessment</li> </ul>	Is the site i
species/habitats on or adjacent to the site?         Wildlife Corridor         Wildlife Corridor         site impact upon the connectivity of habitats?	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known LIK protected	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)		<b>tive Issues</b> Subject to Habitats Regulations Assessment	Is the site in the Green Belt?
scent to the	riddlife Site eodiversity	ature bean on or	inservation	· · · · · · · · · · · · · · · · · · ·		
requ	Zero		subji Rive	2		Brow Urba Woul the fi 1. Che 2. Safi encro encro encro S. Ass 5. Ass 5. Ass 5. Ass the m enced ineed then t

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rownfield %	100	0 Greenfield %		_
rban?	Urt	Urban tringe?	Open countryside?	le?
ould development on this site imp e five purposes of the Green Belt?	ent on thi of the Gr	ould development on this site impact upon e five purposes of the Green Belt?	Impact	No impact
Check unrestrict	ed sprawl o	Check unrestricted sprawl of the built-up area?		
Safeguard the countryside from further croachment?	ountryside t	rom further		
Prevent merging of Sunderland with Tynes ashington, Houghton-le-Spring and Seahan e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?	; of Sunder hton-le-Spr ley Row wit nd Bournm	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?		
Preserve the specia storic settlements?	cial & sepa גי?	Preserve the special & separate characteristics of storic settlements?		
Assist in the reg	eneration o	Assist in the regeneration of the urban area?		
te: This assessment assumes that if there ed to allocate Green Belt sites for develop en his will be undertaken through the Loca ocess in a manner which would be contrar sisting the regeneration of the urban area.	ent assume reen Belt si dertaken th er which wo eration of t	ite: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
te lies within 6km of the co bject to Habitats Regulatic ver Wear wildlife corridor.	6km of th tats Regu llife corri	te lies within 6km of the coastal wildlife corridor, and is therefore ibject to Habitats Regulations Assessment (HRA). Lies within the ver Wear wildlife corridor.	orridor, and is (HRA). Lies w	and is therefore Lies within the
ro/Low Impact - no . minimal mitigation quired	ct - no gation	Medium Impact - mitigation required	High Impact – significant mitigation required	t – nitigation
		<b>&lt;</b>		

Method Eventionen         Setup is an even even even even even even even e	Category 1: Significant Constraints Category 2: Constraints	Site Topography		Flooding	Category 2: Constraints	Historic El Category 1: Significant Constraints
End to the have way hallowing an updation of a conserve for the turner sharing \$ in the futurer sharing \$ in the futurer sharing \$ interver for sharing \$ interv	Healtin & Salety Executive (IDE)         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)         High Voltage electricity line(+10m         buffer zone)			- не	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & v potential)	nvironment and Culture Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Initializative       Historic Park or Garden (eluari vinge ands       Forms part of the River Wear strategic Green Infra- ands         Participation ands       Public Right of Way Nurvai and Services       No.       Required antigenerative for minimal mitigation or minimal mitigation or minimal mitigation for minimal mitigation mitigation for minimal mitigation for minimal mitigation mitigation for minimal mitigation mitigation for minimal mitigation mitigation mitigation for minimal mitigation for minimal mitigation mitigation mitigation for minimal mitigation mitigation mitigation for minimal mitigation mitigation for minimal mitigation mitigation mitigation for minimal mitigation mitigation mitigation for minimal mitigation mitigation for minimal mitigation for minimal miti	al mitigation mitigation required		Zero/Low Impact - no or minimal mitigation required	undwater flooding.	v Impact - no nal mitigation mitigation required	Does the site have any historical or archaeological significance? Local archaeological significance, relating to the former Austin & Pickersgill Shipyard.
e River Wear strategic Green Infras igation mitigation required igation Wessington Way. Level diff rrained site. ist - no mitigation met - igation site is considered potentially suitable for development	Further policy consideration is required, potential for mixed use site.	e? for?			Natural greenspace       Allotment       Public Right of Way       (cycleway/ footpath/bridleway)       Green Infrastructure corridor       Green space or playing	s :: s :: frastru
High Impact – significant mitigation required vith Alexan Site is not conside suitable for development	Site is considered potentially suitable for development	ixed use /open space	al mitigation mitigation required		Zero/Low Impact - no or minimal mitigation required	Forms part of the River Wear strategic Green Infrastructure corridor.



		Caregory 2: Constraints	Cartegory 1: Significant Constraints	Landscape and Townscape	Argenet Press	SHLAA Ref: Adjacent Land U Adjacent Uses:	SLR Ref: 725
	Grade 2 or 3a Agricultural Land Area of Significant Historic	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	Ancient Woodland	5		SHLAA Ref: Present Land Use: Vacant employment land Adjacent Uses: Employment land, viaduct Site Photos	
	ural Land toric	er (TPO)		3		or second	Site Area: 0.
requ	< ✓ Zero	<	iden cons liste	1			0.30ha
or minimal mitigation required	Zero/Low Impact - no		The site forms part of the wider River Wear lim- identified as an area of higher landscape value. considerable industrial history, and the site sits listed Queen Alexandra Bridge.		Key Designations: UDP NA1.3 Employment land CN23 Wildlife Corridor	Estate, Sunderla	Site Location:
mitigation required	Medium Impact -		he wider Rive higher landsc history, and t Bridge. Bridge.	2	<u>loy</u> ment land orridor		Plot 8,
	pact -		r Wear IImes ape value. T he site sits al	-		Designations Map	Low South
significant mitigation required	High Impact –		lumestone gorge which is lue. The area has sits alongside the Grade II	-	<ul> <li>Adjacent Designations:</li> <li>Employment</li> <li>Viaduct</li> </ul>	Int land	outhwick Industrial
Would the development site impact upon the connectivity of habitats?	Category 2: Constraints		caregory 1: Significant Constraints	Biodiversity	Cumulative Issues <ul> <li>Subject to H</li> <li>Assessment</li> </ul>	Is the site	
of the	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)	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)	-	<b>tive Issues</b> Subject to Habitats Regulations Assessment	Green Belt Separation	
n or adjacent to th No.	Local Wildlife Sit	n Local Nature wn European habitats on or غ?	ial Protection Are ea of Conservatio Site of Special SSSI)		ulations	Paration NO	YE
he	ty ie		 <b>≺</b>				YES
requ	Zero		subji Rive	?		Urba Woul the fi 1. Che 2. Safi encro encro 3. Pre Wash the m Chest 4. Pre histor 5. Ass 5. Ass 5. Ass 5. Ass 5. Ass	Bro

rownfield %	6	100 Greenfield %	0	
rban?	<	Urban fringe?	Open countryside?	le?
ould develop e five purpos	ment o es of th	ould development on this site impact upon e five purposes of the Green Belt?	Impact	No impact
Check unrestri	cted spr	Check unrestricted sprawl of the built-up area?		
Safeguard the croachment?	countrys	Safeguard the countryside from further croachment?		
Prevent merging of Sunderland v ashington, Houghton-le-Spring a e merging ofShiney Row with Wa lester-le-Street and Bournmoor?	ng of Sur Ighton-le Iney Rov and Bou	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?		
Preserve the speci storic settlements?	pecial & nts?	Preserve the special & separate characteristics of itoric settlements?		
Assist in the re	generati	Assist in the regeneration of the urban area?		
ote: This assess ed to allocate en his will be u ocess in a man sisting the rege	ment as Green Be ndertake ner whic	ote: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
te lies within 6km of the co bject to Habitats Regulation ver Wear wildlife corridor.	i 6km c Idlife c	te lies within 6km of the coastal wildlife corridor, ıbject to Habitats Regulations Assessment (HRA). ver Wear wildlife corridor.	ridor, and is HRA). Lies w	and is therefore Lies within the
ero/Low Impact - no - minimal mitigation quired	act - n tigatio	n mitigation required	High Impact – significant mitigation required	t – nitigation
		<b>&lt;</b>		



Landscape	Category 2:       Area of High Landscape Value         Constraints       or Significance         Tree Preservation Order (TPO)         Grade 2 or 3a Agricultural Land         Area of Significant Historic	be and Townscape Grade I Agricultural Land Ancient Woodland		Site Photos	,ā, ¥ŗ	SLR Ref: 747 Site Area: SHLAA Ref:
					nent land viaduct	<b>ea</b> : 0.15ha
	Tero/Invitement - not Modiling Import	The site forms part of the wider River Wear lim identified as an area of higher landscape value. considerable industrial history, and the site sits listed Queen Alexandra Bridge.	Key Designations:AdjaceUDP NA1.3 Employment land CN23 Wildlife Corridor•••	Designations M	Site appraised for: Employn	<b>Site Location</b> : Plot 3, Low Sou Estate, Sunderland
tigation	Category 2: Constraints	estone gorge which is The area has alongside the Grade II	Adjacent Designations: • Employment • Viaduct • Viaduct	Map 1000000000000000000000000000000000000	Employment land	outhwick Industrial
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 Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)	sity	<ul> <li>Subject to Habitats Regulations Assessment</li> </ul>			Is the site in the Green Belt?
<	e Site	Area Site vation Site ral Rive		1. Che encro 3. Pre Wash the m Chest 4. Pre histor 5. Ass 5. Ass need then h	Woul the fi	VES D Brow

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rban?	<	Urban fringe?		
ould development on this site imp e five purposes of the Green Belt?	nent or es of th	ould development on this site impact upon e five purposes of the Green Belt?	Impact N	No impact
Check unrestric	ted spra	Check unrestricted sprawl of the built-up area?		
Safeguard the c croachment?	countrys	Safeguard the countryside from further croachment?		
Prevent merging of Sunderland v ashington, Houghton-le-Spring a e merging ofShiney Row with Wa lester-le-Street and Bournmoor?	ig of Sur ghton-le ney Rov and Bou	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?		
Preserve the specia storic settlements?	oecial & nts?	Preserve the special & separate characteristics of storic settlements?		
Assist in the reg	generati	Assist in the regeneration of the urban area?		
ote: This assessr ed to allocate C en his will be ur ocess in a manr sisting the rege	nent as: Green Be Indertake Iner whic Ineratior	ote: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
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te lies within 6km of the co bject to Habitats Regulatio ver Wear wildlife corridor.	6km c dlife c	te lies within 6km of the coastal wildlife corridor, ıbject to Habitats Regulations Assessment (HRA). ver Wear wildlife corridor.	(HRA). Lies wi	and is therefore Lies within the
ero/Low Impact - no	act - no	Medium Impact -	High Impact	1
- minimal mitigation quired	tigatio		significant mitigation required	nitigation
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Ground Conditions & Ground Conditions       Site     Predominant       Topography     Gentle Slope       Undulating     Steep Slope       Category 1:     Health & Safe		Flood Risk Zo Vulnerability) Groundwater Surface Wate within 1 in 30 Surface Wate within 1 in 10 Critical Draina Source Protec	Flooding Flood Risk Zou Floodplain) Flood Risk Zou Vulnerability)	Category 2: Grade II Li Constraints Conservat Archaeolc potential)	Historic Environment and Culture         Category 1: Significant Constraints       Scheduled Ancient Monume         World Heritage Site & Settin candidate)         Grade I/Grade II*Listed Building/Structure
COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Ground Conditions & Contamination Site Predominantly Flat Topography Gentle Slope Undulating Steep Slope	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding - % of land 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)	Grade II Listed Building/Structure	<b>ronment and Culture</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
or minimal mitigation mitigation required sig	Possible contamination from previous industrial uses	Zero/Low Impact - no Medium Impact - required	The site is subject to lower incidence groundwater flooding	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required sig	Does the site have any historical or archaeological significance? Local archaeological significance, relating to riverside industry. In close proximity to Grade II listed QA Bridge.
significant mitigation required	ÿ	High Impact – significant mitigation required	Tooding.	High Impact – significant mitigation required	iicance? ustry. In close
	Suitability and Deliverability and Deliverability and Deliverability What is considered suitable on the How many homes could be provid How many jobs could the site provides the site provides and the		Infrastructure and Services Is there road capacity for site traffic ε Is there water and sewerage capacity requirements? Is there education/community/healtl site requirements? What is the broad accessibility of the local shopping services, public transp 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 InfrastructureCategory 1:HistoricSignificantVillageConstraintsVillageCategory 2:Public OConstraintsArea
	Suitability and Deliverability         What is considered suitable on the site?       Employment         How many homes could be provided?          How many jobs could the site provide for?          Site Appraisal 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 svelopment site n space or playing	ructure Historic Park or Garden (EH List) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
suitable for development		Zero/Low Impact - no or minimal mitigation required	<ul> <li>Access to the clarified subje provision requ</li> </ul>	Zero/Low Impact - no or minimal mitigation required	Forms part of the River Wear strategic Green Infrastructure corridor.
potentially suitable for development		Medium Impact - mitigation required	site from industrial estate road. Location to be ect to junction spacing and visibility. Car parking Jired.	Medium Impact - mitigation required	vear strategic Green Infra
suitable for development		High Impact – significant mitigatic required	. Location to be ility. Car parking	High Impact – significant mitigatic required	astructure corridor.



	Land	Area	Tree Grad	Category 2: Area Constraints or Sig		1	Landscape and Townscape		Present Land Use: Adjacent Uses: Er	SLR Ref: 748
	Landscape	Area of Significant Historic	Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land	Area of High Landscape Value or Significance	Ancient Woodland	Grade I Agricultural Land	wnscape		SHLAA Ket: Present Land Use: Vacant employment land Adjacent Uses: Employment land, riverside Site Photos	Site Area: (
	or minim required	< Zero,		<	listec	ident			de nd	0.14ha
	or minimal mitigation required	Zero/Low Impact - no			considerable industrial history, and the site listed Queen Alexandra Bridge.	The site forms part of the wider River Wear identified as an area of higher landscape va		Key Designations: UDP NA1.3 Employment land EN10 White Land CN23 Wildlife Corridor	Site appraised for:	Site Location:
<	mitigation required	Medium Impact -			, and the site			<u>:</u> oyment land ridor	Design	Plot 4, Low S
		High Impact –				limestone gorge which is ue. The area has		<ul> <li>Adjacent Designations:</li> <li>Employment</li> <li>Riverside</li> <li>Viaduct</li> </ul>	ations Map	outhwick Industrial
Would the development site impact upon the connectivity of habitats?		Constraints	Category 2:		Constraints	Category 1: Significant	Biodiversity	Cumulative Issues <ul> <li>Subject to H</li> <li>Assessment</li> </ul>	Is the site	
ent of the ats?	Are there any known UK protected species/habitats on or adjacent to 1 site? Wildlife Corridor	(LWS) Adverse impact on Site (LGS)	Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site	Adverse impact on Local Nature Reserve (LNR)	(SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI)	Adverse impact on European sites [Ramsar Site, Special Protection Area	-	<b>tive Issues</b> Subject to Habitats Regulations Assessment	Green Belt Separation	
No.	Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	(LWS) Adverse impact on Local Geodiversity Site (LGS)	wn European 'habitats on or <u>ع</u> ؟ Local Wildlife Site	Local Nature	ea of Conservation Site of Special SSSI)	European sites		ulations	Paration NO	
	<					<u>ح</u>				
	or m requ	Zero	_ 1 _ 1		Rive	Site			Urba Woul the fi 1. Che 2. Safi encro encro encro encro chest the m Chest the m Chest the fi 5. Ass 5. Ass 5. Ass 5. Ass 5. Ass	Bro

rownfield %	~	100 Greenfield %	0	
rban?	<	an fr	6 <u>6</u>	le?
ould develop e five purpos	ment o es of th	ould development on this site impact upon e five purposes of the Green Belt?	Impact	No impact
Check unrestri	cted spr	Check unrestricted sprawl of the built-up area?		
Safeguard the croachment?	country:	Safeguard the countryside from further croachment?		
Prevent merging of Sunderland v ashington, Houghton-le-Spring a e merging ofShiney Row with Wa lester-le-Street and Bournmoor?	ng of Su Ighton-lu Iney Rov	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?		
Preserve the specistoric settlements?	pecial & nts?	Preserve the special & separate characteristics of itoric settlements?		
Assist in the re	generat	Assist in the regeneration of the urban area?		
ote: This assess red to allocate en his will be u ocess in a man sisting the rege	ment as Green B ndertak ner whic eneratio	ote: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
		-		
te lies within 6km of the co bject to Habitats Regulation ver Wear wildlife corridor.	ildlife c	te lies within 6km of the coastal wildlife corridor, ıbject to Habitats Regulations Assessment (HRA). ver Wear wildlife corridor.		and is therefore Lies within the
ero/Low Impact - no - minimal mitigation .quired	act - no tigation	o Medium Impact - n mitigation required	High Impact – significant mitigation required	t – nitigation
		<b>&lt;</b>		

Category 2: Constraints	Category 1: Significant Constraints		Topography	Ground Co							Flooding				Category 2:			Constraints	Category 1: Significant
HSE COMAH Middle or Outer Zone         Landfill sites, Contaminated land         Minerals Legacy (quarries and coal         mining)         Minerals Safeguarded Area         High Voltage electricity line(+10m         hiffer zone)	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Undulating Steep Slope	Gentle Slone	Ground Conditions & Contamination	Critical Drainage Area Source Protection Zone	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 30 incidence (high)	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Vuinerability)	Flood Risk Zone 3A (High	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)		Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated)
	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required significant mitigation required required							<ul> <li>Zero/Low Impact - no</li> <li>or minimal mitigation</li> <li>required</li> <li>Medium Impact -</li> <li>High Impact -</li> <li>significant mitigation</li> <li>required</li> <li>required</li> </ul>		to Flood Risk Zone.	The site is subject to lower incidence groundwater flooding. Adjacent		<ul> <li>Zero/Low Impact - no or minimal mitigation</li> <li>required</li> <li>Medium Impact - Mitigation required</li> <li>High Impact - significant mitigation</li> <li>required</li> </ul>					proximity to Grade II listed QA Bridge.	Does the site have any historical or archaeological significance?
	Retain employment allocation	Site Appraisal Conclusion	วิ	Suitability and Deliverability           What is considered suitable on the site?         Employment					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? Is there education/community/health facility capacity for	Infrastructure and Services Is there road capacity for site traffic generation?	Is the proposed development site No. 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/PlayConstraintsArea	Cemetery / Churchyard	Constraints Village Green	Category 1: Historic Park or Garden (EH List)
	Site is considered Site is considered potentially development development development			bont		< <		Zero/Low Impact - no Medium Impact or minimal mitigation mitigation required required	work,	Car parking provision required.	$\checkmark$ Access to the site from industrial estate road.	< <	<ul> <li>Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation</li> <li>required required</li> </ul>						Forms part of the River Wear strategic Green Infrastructure corridor.
	idered Site is not conside ally suitable for for development ment							npact - High Impact - significant mitigatio required			ate road. Existing roundabou		npact - High Impact - significant mitigatio required						reen Infrastructure corridor.



		Category 2: Constraints	Category 1: Significant Constraints	Landscape and Townscape		SLR Ref: 749 SHLAA Ref: Adjacent Uses:
Area of Significant Historic	Grade 2 or 3a Agricultural Land	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	Grade I Agricultural Land Ancient Woodland	ıd Townscape		SLR Ref: 749       Site Area: 0.40ha         SHLAA Ref:       Present Land Use: Vacant employment land, viaduct         Adjacent Uses: Employment land, viaduct       Site Photos         Site Photogram       Site National (Site Constrained (Site
zero/Low Impact - no or minimal mitigation required H Medium Impact - mitigation required re			The site forms part of the wider River Wear limestone identified as an area of higher landscape value. The ar considerable industrial history, and the site sits alongs listed Queen Alexandra Bridge.		Key Designations:Adjacent Designations:UDP NA1.3 Employment land• EmploymentCN23 Wildlife Corridor• Viaduct• Riverside	Site Location: Plot 5, Low S Estate, Sunderland Site appraised for: Emplo Designation:
High Impact – significant mitigation required wo site con	Cat		gorge which is ea has ide the Grade II	Bio		<b>Hold Hold Hold Hold Hold Hold Hold Hold </b>
Site (LG Are the species, site? Would the development site impact upon the connectivity of habitats?	Category 2: Constraints		Category 1: Significant Constraints	Biodiversity	<ul> <li>Cumulative Issues</li> <li>Subject to H Assessment</li> </ul>	Green Green
Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor Wildlife development of the site impact upon the connectivity of habitats?	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or	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)		<b>tive Issues</b> Subject to Habitats Regulations Assessment	Green Belt?
₹	· · · · ·		on <b>x</b>			
Zero/ or mi requi			Site li subje River			Brow Urba Would the fii 1. Che encroa 3. Prev Washi the ma Cheste histori histori need t then h

rownfield %	100 Greenfield %	0	
rban? 🗸	Urban fringe?	Open countryside?	le?
ould development on this site imp e five purposes of the Green Belt?	ould development on this site impact upon e five purposes of the Green Belt?	Impact	No impact
Check unrestricted spr	Check unrestricted sprawl of the built-up area?		
Safeguard the countryside from further croachment?	side from further		
Prevent merging of Sunderland with Tynes ashington, Houghton-le-Spring and Seahar e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?		
Preserve the special & storic settlements?	Preserve the special & separate characteristics of storic settlements?		
Assist in the regenerat	Assist in the regeneration of the urban area?		
ote: This assessment assumes that if there ed to allocate Green Belt sites for develop en his will be undertaken through the Loca ocess in a manner which would be contrar sisting the regeneration of the urban area.	ote: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
te lies within 6km of the co bject to Habitats Regulatic ver Wear wildlife corridor.	te lies within 6km of the coastal wildlife corridor, bject to Habitats Regulations Assessment (HRA). ver Wear wildlife corridor.		and is therefore Lies within the
ero/Low Impact - no - minimal mitigation quired	o Medium Impact - m mitigation required	High Impact – significant mitigation required	t – mitigation
	<		

Category 1:       Scheduled Ancient Monument         Significant       (+ 50m buffer zone if not design the second s	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? Local archaeological significance, relating to riverside industry. In close	Category 1: Historic	Historic Park or Garden (EH List)	Forms part of the River Wear strategic Green Infrastructure corridor.	3r strategic Green Infrastr
onstraints						
_		proximity to Grade II listed QA Bridge.	Constraints	Village Green		
World Heritage Site & Setting candidate)	Site & Setting (+			Cemetery / Churchyard		
Grade I/Grade II*Listed Building/Structure	I*Listed Ire		Category 2: Constraints	Public Open Space/Playing Field/Play Area		
Category 2: Grade II Listed Bu	Grade II Listed Building/Structure 🗸			Natural greenspace		
Conservation Area	Ċ			Allotment		
Archaeological Site (Known potential)	site (Known & 🗸	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required significant mitigation required required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact -High Impact -mitigationsignificant mitigaticrequiredrequired
		<b>&lt;</b>	Is the proposed development site designated as open space or playing fields?	velopment site No. n space or playing		
Flooding	_		Infrastructure	Infrastructure and Services		
Flood Risk Zone Floodplain)	3B (Functional	Part of the site is affected by 1:30 incidence surface water flooding. The site is subject to lower incidence groundwater flooding. Lies adiacent to Flood Risk Zones.	Is there road capaon Is there water and requirements?	Is there road capacity for site traffic generation?	Access to the site from industrial estate road. Location to t clarified subject to junction spacing and visibility. Car parki provision required. Extension of first phase from the west.	site from industrial estate road. Location to be oct to junction spacing and visibility. Car parking Jired. Extension of first phase from the west.
Flood Risk Zone 3A (High Vulnerability)	3A (High		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?		
Flood Risk Zone 2(Medium Vulnerability)	2(Medium	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required significant mitigation			Zero/Low Impact - no or minimal mitigation	Medium Impact - High Impact - High Impact - High Impact -
Groundwater Flooding	ooding				required	
Surface Water Flooding – % o within 1 in 30 incidence (high)	looding – % of land cidence (high) 10%					
Surface Water Fl within 1 in 100 in	Surface Water Flooding – % of land 10% within 1 in 100 incidence (medium)					
Surface Water Flooding – % of Ia within 1 in 1000 incidence (less)	Surface Water Flooding – % of land within 1 in 1000 incidence (less)					
Critical Drainage Area	Area					
Source Protection Zone	on Zone					
ound Cond	ntamination		Suitability and			
Topography Predominantly Flat	<sup>-lat</sup>	Possible contamination from previous industrial uses.	What is considered	What is considered suitable on the site? Employment		
Gentle Slope			How many jobs co	How many jobs could the site provide for?		
Undulating			Site Appraisal Conclusion	Conclusion		
		-	- - -		· · ·	
Category 1:       Health & Safety Executive (HSE)         Significant       COMAH Development Proximit         Constraints       Inner Zone         Electricity Pylon (+ 10m buffer z	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       significant mitigation         required       required       required		Retain employment allocation	Site is considered suitable for development	Site is considered Site is not conside potentially suitable for suitable for development
Category 2:         HSE COMAH Middle or Outer Zor           Constraints         Landfill sites, Contaminated land	HSE COMAH Middle or Outer Zone					
Minerals Legacy	Minerals Legacy (quarries and coal	<				<
Minerals Safeguarded Area	arded Area					
High Voltage elec buffer zone)	High Voltage electricity line(+10m buffer zone)					

Site is considered	ero/Low Impact - no	ccess to the site from industrial estate road. Lou	ero/Low Impact - no	
suitable for	r minimal mitigation	larified subject to junction spacing and visibility.	r minimal mitigation	
development	equired	rovision required. Extension of first phase from	equired	
Site is considered potentially suitable for development	Medium Impact - mitigation required	om industrial estate road. Location to b unction spacing and visibility. Car parki Extension of first phase from the west.	Medium Impact - mitigation required	
Site is not considered	High Impact –	. Location to be	High Impact –	
suitable for	significant mitigation	llity. Car parking	significant mitigation	
development	required	rom the west.	required	

		Yes	Would the development of the site impact upon the connectivity of habitats?	Would the development site impact upon the connectivity of habitats?		<					
	۲		Wildlife Corridor								
or m requ	<u>ح</u>	Are there any known UK protected species/habitats on or adjacent to the site?	Are there any kn species/habitats site?			mitigation required	or minimal mitigation required	or m requ	Landscape	Lands	
Zero		Adverse impact on Local Geodiversity Site (LGS)	Adverse impact c Site (LGS)		High Impact –	Medium Impact -	Zero/Low Impact - no	✓ Zero	Area of Significant Historic	Area	
	٩	Adverse impact on Local Wildlife Site (LWS)	Adverse impact c (LWS)	Category 2: Constraints					Grade 2 or 3a Agricultural Land	Grade	
		nown European es/habitats on or site?	Are there any known European protected species/habitats on or adjacent to the site?						Tree Preservation Order (TPO)	Tree	
		on Local Nature	Adverse impact on Local Nature Reserve (LNR)					٢	Area of High Landscape Value or Significance		Category 2: Constraints
auja (incli		Adverse impact on Site of Special Scientific Interest (SSSI)	Adverse impact on Site Scientific Interest (SSSI)								
Site I corri (HRA	<u>ح</u>	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	Adverse impact c [Ramsar Site, Spe (SPA) or Special <i>i</i> (SAC)]	Category 1: Significant Constraints	Historic riverside landscape, coal mining, coal staithes/shipment, Magnesian Limestone gorge, views from Wearmouth Bridge and City Centre.	scape, coal mining, cc gorge, views from W	oric riverside lands mesian Limestone tre.	Historia Magne Centre	Grade I Agricultural Land Ancient Woodland	<u>т г</u>	Category 1: Significant Constraints
			-	Biodiversity					and Townscape	be and	Landscape
						e Corridors	UDP CN23 Wildlife Corridors				
		egulations ge Area	<b>tive Issues</b> Subject to Habitats Regulations Assessment Within Critical Drainage Area	<ul> <li>Cumulative Issues</li> <li>Subject to H Assessment</li> <li>Within Criti</li> </ul>	<ul> <li>Adjacent Designations:</li> <li>Football Stadium</li> <li>Commercial</li> <li>Riverside</li> </ul>		Key Designations: Alteration No.2: NA3A.1 Stadium Park – leisure-led mixed use site. NA3A.2 Sheepfolds – mixed use developmend.				
Note: need then I proce assist											<i>M</i>
5. Ass											
4. Pre histor	11-10	A LAND								1	
the m Chest	A ST								750		
3. Pre Wash	18h	Delle F	10								
2. Safi encro	AT R	Dot	16								
1. Che	H		- A Contraction		ons Map	UDP Designations Map		1 the area	Site Photos		
Woul the fi	1	Alteration No.2 Designations Map	teration No.2 De	All	d use	d for: Mixed	Site appraised for:	nd nent, hotel	e: Vacant employment land Football stadium, employment,	Present Land Use: Adjacent Uses: Fo	Presen <sup>.</sup> Adjace
Urb		n Belt? NO	Is the site in the Green Belt?	Is the site	JITI Park (South),	סח: דוטר 2, Stadiu	Sunderland	0.790a	Site Area: 0	A Ref:	SHLAA Ref: /5
					7	<u>ר + כ</u>		1			2

rownfield %	100 Greenfield	% 0	
rban?	Urban fringe?	Open countryside?	le?
ould development on this site imp e five purposes of the Green Belt?	ould development on this site impact upon e five purposes of the Green Belt?	Impact	No impact
Check unrestricted	Check unrestricted sprawl of the built-up area?		
Safeguard the coun croachment?	Safeguard the countryside from further croachment?		
Prevent merging of Sunderland v ashington, Houghton-le-Spring a e merging ofShiney Row with Wa lester-le-Street and Bournmoor?	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?		
Preserve the specia storic settlements?	Preserve the special & separate characteristics of storic settlements?		
Assist in the regene	Assist in the regeneration of the urban area?		
ite: This assessmeni ed to allocate Gree en his will be under ocess in a manner v sisting the regenera	ste: This assessment assumes that if there is a red to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
te lies in close proximity (unde orridor, and is therefore subjec IRA). Site also forms part of th Jjacent to a Local Wildlife Site. Jjacent breeding birds) in the ncluding breeding birds) in the		2km) of the coastal wildlife to Habitats Regulations Ass River Wear corridor and lie Evidence of priority species area.	life Assessment 1 lies ies
ero/Low Impact - no minimal mitigation quired	- no Medium Impact - tion mitigation required	High Impact – significant mitigation required	nitigation



ownfield %	100 Greenfield %	0	
rban? 🗸	Urban fringe?	Open countryside?	de?
ould development on this site imp e five purposes of the Green Belt?	ould development on this site impact upon e five purposes of the Green Belt?	Impact	No impact
Check unrestricted sprawl of the built-up	awl of the built-up area?		
Safeguard the countryside from further croachment?	side from further		
Prevent merging of Sunderland with Tynes ashington, Houghton-le-Spring and Seahar e merging ofShiney Row with Washington, ester-le-Street and Bournmoor?	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, ester-le-Street and Bournmoor?		
Preserve the special & toric settlements?	Preserve the special & separate characteristics of toric settlements?		
Assist in the regeneration of the urban area?	ion of the urban area?		
te: This assessment assumes that if there ed to allocate Green Belt sites for develop an his will be undertaken through the Loca ocess in a manner which would be contrar sisting the regeneration of the urban area.	te: This assessment assumes that if there is a ed to allocate Green Belt sites for development an his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
re lies in close prox rridor, and is there RA). Site also form priority species (ir	re lies in close proximity (under 2km) of the coastal wildlife rridor, and is therefore subject to Habitats Regulations Assessment RA). Site also forms part of the River Wear corridor, with evidence priority species (including breeding birds) in the area.	e coastal wild Regulations corridor, wi in the area.	llife Assessment th evidence
ro/Low Impact - no minimal mitigation quired	o Medium Impact - n mitigation required	High Impact – significant mitigation required	t – mitigation
		~	

Historic Env	Historic 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? Yes, beside former Wearmouth Colliery, and contained waggonways on site.	ined waggonways on site.	Category 1: Significant	Historic Park or Garden (ен цst)	:H List)	Site
Constraints				Constraints	Village Green		
	World Heritage Site & Setting (+ candidate)				Cemetery / Churchyard		I
	Grade I/Grade II*Listed Building/Structure			Category 2: Constraints	Public Open Space/Playing Field/Play Area	∺eld/Play	I_
Category 2:	Grade II Listed Building/Structure				Natural greenspace		1
	Conservation Area				Allotment		
	Archaeological Site (Known & v potential)	<ul> <li>Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required</li> </ul>	High Impact – significant mitigation		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	idor 🗸	Zero, or m
				Is the proposed development site designated as open space or playing fields?	velopment site No.	-	
Flooding				Infrastructure	Infrastructure and Services		•
Caregory 1. Significant Constraints	Floodplain)	of groundwater flooding.	rower incidence potential	Is there water and requirements?	Is there water and sewerage capacity for site requirements?	<	SAFC
	Flood Risk Zone 3A (High Vulnerability)			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?	pacity for l road network, ion and	
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				Zero, or m requ
	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 Col	amination		-	Suitability an	Suitability and Deliverability		
Topography		uses.	d land due to industrial	How many homes	How many homes could be provided?		
	Gentle Slope			How many jobs cc	How many jobs could the site provide for?		
	Undulating Steep Slope			Site Appraisal Conclusion	l Conclusion		
Category 1:	Health & Safety Executive (HSE)	Zero/Low Impact - no Medium Impact -	High Impact –	Potentially sui	Potentially suitable for development (mixed use).	mixed use).	Si
Significant Constraints	COMAH Development Proximity or Inner Zone	al mitigation	significant mitigation	r otentiany su	מסוב וסו מבאבוסטווובוור (ו		
	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)						

Site is considered suitable for development	ero/Low Impact - no r minimal mitigation quired	ccess from Hay Street subject to junction spacing. AFC on matchdays. Car parking provision.	ero/Low Impact - no r minimal mitigation quired	te forms part of the River wear Green Initastructure corrigor.
Site is considered potentially suitable for development	Medium Impact - mitigation required	et subject to junction sp Car parking provision.	Medium Impact - mitigation required	ver wear Green mira
Site is not considered suitable for development	High Impact – significant mitigation required	bacing. Site used by	High Impact – significant mitigation required	istructure corrigor.

	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	Landscape and Townscape         Category 1:       Grade I Agricultural Land         Significant       Ancient Woodland		SLR Ref:       771       Site Area:       0.78ha         SHLAA Ref:       Present Land Use:       Vacant employment land         Adjacent Uses:       Stadium, employment, greenspace         Site Photos         Site Organization of the sector of the se
-	✓ Zero/Low or minima required		Historic riverside waggonways and		
	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required required		Historic riverside landscape, coal mining, coal staithes/shipment, waggonways and pottery.	Key Designations:AAlteration No.2: NA3A.1 StadiumPark - leisure-led mixed use site.NA3A.2 Sheepfolds - mixed usedevelopmend.UDP CN23 Wildlife Corridors	Site Location: Sheepfolds South P Easington Street, Sunderland UDP Designations Map
	- High Impact – significant mitigation required		coal staithes/shipment,	<ul> <li><u>Adjacent Designations:</u></li> <li>Football Stadium</li> <li>Commercial</li> <li>Employment</li> <li>Greenspace</li> </ul>	Sheepfolds South Plots, south of et, Sunderland "Imp Designations Map The Designation of the second
	Are the species, site? Wildlife Would the development site impact upon the connectivity of habitats?	Category 2: Constraints	<b>Biodiversity</b> Category 1: Significant Constraints	Cumulative Issues <ul> <li>Subject to H</li> <li>Assessment</li> <li>Within Criti</li> </ul>	Alt Alt
-	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 Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)	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)	<b>tive Issues</b> Subject to Habitats Regulations Assessment Within Critical Drainage Area	Is the site in the Green Belt?
	< <	Site 🗸	tion <		
	Zero, or m requ		Site I corri (HRA LWS, the a		Brov Urba Woul the fi 1. Che 2. Safi 2. Safi 2. Safi 2. Safi 2. Safi 4. Pre histor 5. Ass 5.

rownfield %	6	100 Greenfield %	0	
rban?	<u>ح</u>	Urban fringe?	Open countryside?	de?
ould develop e five purpos	ment o es of th	ould development on this site impact upon e five purposes of the Green Belt?	Impact	No impact
Check unrestri	cted spr	Check unrestricted sprawl of the built-up area?		
Safeguard the croachment?	country	Safeguard the countryside from further croachment?		
Prevent mergi ashington, Hou e merging ofSH lester-le-Street	ng of Su Ighton-l Iiney Ro I and Bo	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?		
Preserve the specia storic settlements?	pecial & nts?	Preserve the special & separate characteristics of storic settlements?		
Assist in the re	generat	Assist in the regeneration of the urban area?		
ote: This assess red to allocate en his will be u ocess in a man sisting the rege	ment as Green B ndertak ner whi	ote: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
te lies in clo prridor, and IRA). Site al NS, with evi le area.	se proy so forr dence	te lies in close proximity (under 2km) of the coastal wildlife orridor, and is therefore subject to Habitats Regulations Assessment IRA). Site also forms part of the River Wear corridor, close to a NS, with evidence of priority species (including breeding birds) in e area.	coastal wild Regulations corridor, clu ing breeding	Jlife Assessment ose to a g birds) in
ero/Low Impact - no - minimal mitigation quired	act - n tigatio	o Medium Impact - n mitigation required	High Impact – significant mitigation required	rt – mitigation

<b>Historic Env</b>	Historic Environment and Culture					Green Infrastructure	ructure			
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any his Yes. beside former Wearn	Does the site have any historical or archaeological significance? Yes, beside former Wearmouth Colliery and staithes, with pottery and	<pre>ignificance? with pottery and</pre>	Category 1: Significant	Historic Park or Garden (EH List)	1 (EH List)	Site	te f
Constraints			waggonways on site. Also	waggonways on site. Also within the historic village of Monkwearmouth.	of Monkwearmouth.	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:	Grade II Listed Building/Structure						Natural greenspace			
	Conservation Area						Allotment			
	Archaeological Site (Known & potential)	۲	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	ay) rridor		Zero/ or mi reaui
				<b>&lt;</b>	2 2 3 4 5 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	Is the proposed development site designated as open space or playing fields?	ng	Yes, small areas of site.	-	2
Flooding						Infrastructure	Infrastructure and Services			
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site lies within a Critical Drainage Area. of groundwater flooding.	ical Drainage Area.	Lower incidence potential	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?		✓ Site to ju	Site b to jur
	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?	capacity for ocal road network	<u> </u>	
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation required	High Impact – significant mitigation				Ze	Zero/ or mi
	Groundwater Flooding	۲	required		required				re	requi
	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	<b>Ground Conditions &amp; Contamination</b>			•		Suitability an	Suitability and Deliverability	-		
Site Topography	Predominantly Flat		Potential for contamina	Potential for contaminated land due to industrial uses.	al uses.	What is considere How many homes	What is considered suitable on the site? How many homes could be provided?	Mixed use		
	Gentle Slope	۲				How many jobs co	How many jobs could the site provide for?			
	Undulating Steep Slope					Site Appraisal Conclusion	<b>Conclusion</b>			
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation required	High Impact – significant mitigation	Potentially sui	Potentially suitable for development (mixed use).	t (mixed use).		Sit
	Electricity Pylon (+ 10m buffer zone)		required		required					
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land	<b>&lt;</b>		<						
	Minerals Legacy (quarries and coal mining)									
	Minerals Safeguarded Area High Voltage electricity line(+10m									
	buffer zone)									

Site is considered suitable for development	ero/Low Impact - no r minimal mitigation :quired	te boundary to be clarified. ) junction spacing. Car park	ero/Low Impact - no r minimal mitigation :quired	te forms part of the River Wear Green Infrastructure corridor.
Site is considered potentially suitable for development	Medium Impact - mitigation required		Medium Impact - mitigation required	ver Wear Green Infra
Site is not considered suitable for development	High Impact – significant mitigation required	Access from Easington Street subject ng provision.	High Impact – significant mitigation required	structure corridor.

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	Landscape and Townscape         Category 1:       Grade I Agricultural Land         Significant       Ancient Woodland	Landscape and Townscape			Present Land Use: Vacant employmer Adjacent Uses: Stadium, employment Site Photos	SLR Ref: 772 SHLAA Ref:
<	andscape Value				772	Vacant employment land dium, employment Site Photos	Site Area: 0.26ha
Zero/Low Impact - no or minimal mitigation required		Historic riverside landscape, coal mining, co waggonways and timber yards.	NA3A.2 Sheepfolds – mixed use developmend. UDP CN23 Wildlife Corridors	Key Designations:         Alteration No.2: NA3A.1 Stadium         Park – leisure-led mixed use site.		Site appraised for:	Site Location: Sheepfolds South West Plots of Hay St, north of Easington St, Sunderland
act - quired required		ng, coal staithes/shipment,	Employment	Adjacent Designations: • Football Stadium		Mixed use	Sheepfolds South West Plots, west h of Easington St, Sunderland
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?       Yes	Adverse impact on Local Nature Reserve (LNR)         Are there any known European protected species/habitats on or adjacent to the site?         Category 2: Constraints       Adverse impact on Local Wildlife Site (LWS)	Biodiversity       Category 1:     Adverse impact on European sites       Significant     [Ramsar Site, Special Protection Area       Constraints     (SPA) or Special Area of Conservation       (SAC)]     Adverse impact on Site of Special       Scientific Interest (SSSI)	Within Critical Drainage Area Biodiversity	Cumulative Issues • Subject to Habitats Regulations Assessment		Alteration No.2 Designations Map	Is the site in the Green Belt?
t to the	rfe Site	ites n Area rvation			SHEEP		YES
Zero/Low Impact - no or minimal mitigation required		Site lies in close pro corridor, and is ther (HRA). Site also for LWS, with evidence 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.	<ol> <li>3. Prevent mergi</li> <li>3. Prevent merging of SI</li> <li>the merging of SI</li> <li>Chester-le-Stree</li> <li>4. Preserve the s</li> <li>historic settleme</li> <li>5. Assist in the re</li> </ol>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment?	Brownfield % 10 Urban? V Ur
		ximity (ui refore suk of priorit		umes tha It sites fo In through Nof the url	derland v -Spring ar -with Wa -rnmoor? 	his site Green E I of the e from f	100 Urban f
no Medium Impact - mitigation required High Impact - significant mitigation required		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site also forms part of the River Wear corridor, close to a LWS, with evidence of priority species (including breeding birds) in the area.		iment assumes that if there is a Green Belt sites for development Indertaken through the Local Plan ner which would be contrary to eneration of the urban area.	ng of Sunderland with Tyneside, Jghton-le-Spring and Seaham, and Jiney Row with Washington, t and Bournmoor? pecial & separate characteristics of pecial & separate characteristics of ints?		100   Greenfield %   0     Urban fringe?   Open countryside?

<b>Historic Env</b>	Historic Environment and Culture				Green Infrastructure	ructure		
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		<b>Does the site have any historical or archaeological significance?</b> Yes, beside former Wearmouth Colliery and staithes, with timber yards once	<b>e?</b> ver yards once	Category 1: Significant	Historic Park or Garden (EH List)	List)	Site
Constraints			on site.		Constraints	Village Green		
	World Heritage Site & Setting (+ candidate)					Cemetery / Churchyard		l
	Grade I/Grade II*Listed Building/Structure				Category 2: Constraints	Public Open Space/Playing Field/Play Area	ld/Play	
Category 2: Constraints	Grade II Listed Building/Structure					Natural greenspace		
	Conservation Area					Allotment		
	Archaeological Site (Known & potential)	<	v Impact - no Medium Impact - al mitigation mitigation required	High Impact – significant mitigation		Public Right of Way (cycleway/ footpath/bridleway)		v Zer
				d	Is the proposed do	Green Infrastructure corridor	or <	req
					Is the proposed development site designated as open space or playing fields?	n space or playing		
Flooding					Infrastructure	Infrastructure and Services	-	
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site lies within a Critical Drainage Area. Lower incidence potential of groundwater flooding.	nce potential	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?	<hr/>	to j
	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?	icity for oad network, n and	I
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no Medium Impact - High Impact - High Impact -	High Impact – significant mitigation				Zer
	Groundwater Flooding	۲		d and magazion				req
	Surface Water Flooding – % of land within 1 in 30 incidence (high)							
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)		Ľ					
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)							
	Critical Drainage Area	۲						
	Source Protection Zone							
Ground Cor	<b>Ground Conditions &amp; Contamination</b>				Suitability and	_		
Site Topography	Predominantly Flat	۲	Potential for contaminated land due to industrial uses.		What is considered How many homes	What is considered suitable on the site? N How many homes could be provided?	Mixed use	
	Gentle Slope				How many jobs co	How many jobs could the site provide for?	$\left  - \right $	
	Undulating Steep Slope				Site Appraisal Conclusion	Conclusion		
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or		Zero/Low Impact - noMedium Impact -High Impact -or minimal mitigationmitigation requiredsignificant mitigation	High Impact – significant mitigation	Potentially suit	Potentially suitable for development (mixed use).	ixed use).	
	Electricity Pylon (+ 10m buffer zone)		required required	<u>م</u>				
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land	۲	<					
	Minerals Legacy (quarries and coal mining)							
	Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone)							



			Area of Significant Historic	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Category 2:Area of High Landscape ValueConstraintsor Significance		Category 1:     Grade I Agricultural Land       Significant     Ancient Woodland	be and								Site Photos	Present Land Use: Vacant employment land Adjacent Uses: Stadium, employment	SHLAA Ref:	SLR Ref: 773 Site Area: 0.18ha
		required required required required	Medium Impact -					Historic riverside landscape, coal mining, coal staithes/shipment.		NA3A.2 Sheepfolds – mixed use developmend. UDP CN23 Wildlife Corridors	Key Designations:         Adjacent Designations:           Alteration No.2: NA3A.1 Stadium         • Football Stadium           Park – leisure-led mixed use site.         • Commercial						UDP Designations Map	Site appraised for: Mixed use	ind Easingto	Site Location: Sheepfolds West Plot,
Would the development of the site impact upon the connectivity of habitats?	Wildlife Corridor	IE INDEBALION	Adverse impact on Local Geodiversity Site (LGS)	Category 2:Adverse impact on Local Wildlife SiteConstraints(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)	Oment.       Category I:       Adverse impact on European sites         Significant       [Ramsar Site, Special Protection Area         Constraints       (SPA) or Special Area of Conservation         (SAC)       (SAC)	Biodiversity	•	<u>ions:</u> Cumulative Issues Cadium  Subject to Habitats Regulations Assessment			記録にして		North NY NY	THE FE	Alteration No.2 Designations Map	Is the site in the Green Belt?	beside YES
		required required required required	Dact - no Medium Impact -				LWS, with evidence of priority species (including breeding birds) in the area.	<ul> <li>Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site also forms part of the River Wear corridor, close to a</li> </ul>				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 III	3. Prevent merging of Sunderland with Tyneside,	2. Safeguard the countryside from further	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon         Impact         No impact           the five purposes of the Green Belt?         Impact         Impact         Impact	Urban?     ✓     Urban fringe?     Open       countryside?	Brownfield % 100 Greenfield % 0

rownfield %	100	Greenfield %	0	
rban? 🗸	Urban fringe?	ringe?	Open countryside?	e? -
ould development on this site impact upon five purposes of the Green Belt?	on this site he Green B	impact upon elt?	Impact	No impact
Check unrestricted sprawl of the built-up area?	rawl of the t	ouilt-up area?		
Safeguard the countryside from furthen croachment?	yside from fu	urther		
Prevent merging of Sunderland with Tyneside, 'ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, rester-le-Street and Bournmoor?	underland wi le-Spring and ow with Was ournmoor?	ith Tyneside, d Seaham, and hington,		
Preserve the special & separate characteristics of storic settlements?	k separate ch	haracteristics of		
Assist in the regeneration of the urban area? ote: This assessment assumes that if there is a eed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.	tion of the u ssumes that Belt sites for ken through ich would be on of the urb	irban area? if there is a development the Local Plan e contrary to an area.		

<b>Historic Env</b>	Historic Environment and Culture				Green Infrastructure	ucture		
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		<b>Does the site have any historical or archaeological significance?</b> Yes, beside former Wearmouth Colliery and staithes, with a file works once on	ks once on	Category 1: Significant	Historic Park or Garden (EH List)	H List)	Site
Constraints			site.		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	ield/Play	
Category 2: Constraints	Grade II Listed Building/Structure				·	Natural greenspace		
	Conservation Area					Allotment		
	Archaeological Site (Known & potential)	<u>ح</u>	Zero/Low Impact - no     Medium Impact -     High Impact -       or minimal mitigation     mitigation required     significant mitigation	: – nitigation		Public Right of Way (cycleway/ footpath/bridleway)	5	Zer vor
					Green Infras	Green Infrastructure corridor velopment site No.	idor	
					designated as open space or playing fields?	ng		
Flooding					Infrastructure and Services	and Services	-	
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site lies within a Critical Drainage Area. Lower incidence potential of groundwater flooding.	potential	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?	<	to j
	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?	l road network, ion and	
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no     Medium Impact -     High Impact -       or minimal mitigation     mitigation required     significant mitigation	: – nitigation				Zer
	Groundwater Flooding	۲		in Banch				rec
	Surface Water Flooding – % of land within 1 in 30 incidence (high)							
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)		۲					
	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 Topography	Predominantly Plat	<	Potential for contaminated land due to industrial uses.		How many homes	What is considered suitable on the site? How many homes could be provided?	IVIXED USE	
	Gentle Slope				How many jobs cou	How many jobs could the site provide for?		
	Undulating Steep Slope				Site Appraisal Conclusion	Conclusion		
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or		Zero/Low Impact - no         Medium Impact -         High Impact -           or minimal mitigation         mitigation required         significant mitigation	: – nitigation	Potentially suit	Potentially suitable for development (mixed use).	mixed use).	
	Electricity Pylon (+ 10m buffer zone)		required					
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land	۲	<					
	Minerals Legacy (quarries and coal mining)							
	Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone)							



	Grade 2 or 3a Agricultural Area of Significant Historic	Category 2: Area of High Landscape Constraints or Significance Tree Preservation Order	Category 1: Significant Constraints Ancient Woodland	Landscape and Townscape		SLK KET: 781 SHLAA Ref: 80 Present Land Use: Vacant employ Adjacent Uses: Football stadium, Site Photos
	Grade 2 or 3a Agricultural Land	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	land	be		Arrea:
required	Zero/Low		Historic ri			LIId e, hotel
required			verside landscap		Key Designations: Alteration No.2: NA3A.1 Stadium Park – leisure-led mixed use site. NA3A.2 Sheepfolds – mixed use developmend. UDP CN23 Wildlife Corridors	Site Location: P Sunderland
	Medium Impact -		Historic riverside landscape, coal mining, M		dium site use	UDP Designat
required			Vlagnesian Limestone gorge.		<ul> <li>Adjacent Designations:</li> <li>Football Stadium</li> <li>Residential</li> <li>Commercial</li> <li>Riverside</li> </ul>	d use
species/habita     site?       wildlife Corrid       Would the development of the       site impact upon the       connectivity of habitats?	Category 2: Constraints		Category 1: Significant Constraints	Biodiversity	<ul> <li>Cumulative Issues</li> <li>Subject to H Assessment</li> <li>Within Criti</li> </ul>	Is the site
species/habitats on or adjacent to the site? Wildlife Corridor Iopment of the habitats?	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)	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)		<b>tive Issues</b> Subject to Habitats Regulations Assessment Within Critical Drainage Area	Is the site in the Green Belt? NO
or adjacent to the	Local Wildlife Site _ocal Geodiversity	Local Nature n European abitats on or ?	European sites al Protection Area a of Conservation site of Special SSI)		lations Area	N Belt? NO
< ·	<u> </u>		<			
requ	Zero,		Site I corrii (HRA adjac (inclu			Urba Woul the fi 1. Che 2. Safe encro a. Pre Washi the m Chesta Chesta Chesta S. Assi 5. Assi

rownfield %	100 Greenfield %	0	
rban? 🗸	Urban fringe?	Open countryside?	le;
ould development on this site imp e five purposes of the Green Belt?	ould development on this site impact upon e five purposes of the Green Belt?	Impact	No impact
Check unrestricted spra	Check unrestricted sprawl of the built-up area?		
Safeguard the countrys croachment?	countryside from further		
Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, ar e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, lester-le-Street and Bournmoor?		
Preserve the special & storic settlements?	Preserve the special & separate characteristics of storic settlements?		
Assist in the regeneration of the urban area?	on of the urban area?		
yte: This assessment assumes that if there is a ed to allocate Green Belt sites for development or his will be undertaken through the Local Pic ocess in a manner which would be contrary to sisting the regeneration of the urban area.	yte: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
te lies in close prox	te lies in close proximity (under 2km) of the coastal wildlife	coastal wild	life
re lies in close proximity (under 2kn prridor, and is therefore subject to H IRA). Site also forms part of the Rive Jjacent to a Local Wildlife Site. Evid ncluding breeding birds) in the area.	re lies in close proximity (under 2km) of the coastal wildlife prridor, and is therefore subject to Habitats Regulations Assessment IRA). Site also forms part of the River Wear corridor and lies Jjacent to a Local Wildlife Site. Evidence of priority species ncluding breeding birds) in the area.	priority speci	Assessment lies ies
ero/Low Impact - no - minimal mitigation quired	Medium Impact - mitigation required	High Impact – significant mitigation required	t – nitigation



Gentle Slope Undulating Steep Slope	minated land due to industrial uses.	Category 2: ConstraintsFlood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Withir 1 in 30 incidence (high) Surface Water Flooding - % of land within 1 in 100 incidence (medium) 	Flood Risk Zone 3B (Functional       The site lies within a Critical Drainage Area.         Category 1: Significant       Flood Risk Zone 3B (Functional       The site lies within a Critical Drainage Area.         Constraints       Flood Risk Zone 3A (High       Image: Constraints       Flood Risk Zone 3A (High         Vulnerability)       Vulnerability)       Image: Constraints       Flood Risk Zone 3A (High       Image: Constraints	Category 2: Constraints       Grade II Listed Building/Structure       High Impact - no         Conservation Area       ✓       Zero/Low Impact - no       Medium Impact - potential)       High Impa         Archaeological Site (Known &       ✓       Zero/Low Impact - no       Medium Impact - guired       High Impa         potential)       or minimal mitigation       mitigation required       required       required       required	Category 1: Significant Constraints         Scheduled Ancient Monument (+ 50m buffer zone if not designated)         Does the site have any historical or archaeological significance? Yes, site of former Wearmouth Colliery, and associated industrial heritage.           World Heritage Site & Setting (+ candidate)         Grade I/Grade II*Listed Building/Structure         Grade II*Listed	
Zero/Low Impact - no	Potential for contamina Coal Referral Area.	Zero/Low Impact - no or minimal mitigation required	The site lies within a Cri	Zero/Low Impact - no or minimal mitigation required	Does the site have any hi Yes, site of former Wearm	
Medium Impact - mitigation required	ated land due to industria	Medium Impact - mitigation required	itical Drainage Area.	Medium Impact - mitigation required	storical or archaeological s nouth Colliery, and associat	
High Impact – significant mitigation required	al uses. Site lies within a	High Impact – significant mitigation required		High Impact – significant mitigation required	<b>ignificance?</b> ed industrial heritage.	
Potentially su	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		Infrastructure and S Is there road capacity for s Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Natural green Allotment Public Right (cycleway/ foot Green Infras Is the proposed development site designated as open space or playi fields?	Category 1: Historic Significant Constraints Village Category 2: Public O Category 2: Area	Duran Infanct
Potentially suitable for development (mixed use).	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		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	
t (mixed use).	Mixed use		on? capacity for cal road network, cation and	r dleway) re corridor Yes, small areas of site.	g Field/Play	
		Zero, or m requ	Planr (Four	Zero, or m requ	· · · · · · · · · · · · · · · · · · ·	

Site is not considered suitable for development	Site is considered potentially suitable for development	Site is considered suitable for development
High Impact – significant mitigation required	Medium Impact - mitigation required	ero/Low Impact - no r minimal mitigation equired
d sports pitches	nted for Academy and	lanning permission granted for Academy and sports pitches -oundation of Light)
High Impact – significant mitigation required	Medium Impact - mitigation required	ero/Low Impact - no r minimal mitigation equired
structure corridor.	ver Wear Green Infra	ite forms part of the River Wear Green Infrastructure corridor.

		Yes	Would the development of the site impact upon the connectivity of habitats?	Would the development site impact upon the connectivity of habitats?		<					
	٢	7	Wildlife Corridor								
or m requ	<	Are there any known UK protected species/habitats on or adjacent to the site?	Are there any kn species/habitats site?		significant mitigation required	mitigation required	or minimal mitigation required	or re		Landscape	
Zero/		Adverse impact on Local Geodiversity Site (LGS)	Adverse impact o Site (LGS)		High Impact –	Medium Impact -	Zero/Low Impact - no	Ze	Area of Significant Historic	Area of Sign	
<u> </u>	<	Adverse impact on Local Wildlife Site (LWS)	Adverse impact o (LWS)	Category 2: Constraints					3a Agricultural Land	Grade 2 or 3	
	<	Are there any known European protected species/habitats on or adjacent to the site?	Are there any known European protected species/habitats on o adjacent to the site?						Tree Preservation Order (TPO)	Tree Preserv	
		on Local Nature	Adverse impact on Local Nature Reserve (LNR)					٢	Area of High Landscape Value or Significance	Area of High La or Significance	Category 2: Constraints
Iynes Also i the a	٢	Adverse impact on Site of Special Scientific Interest (SSSI)	Adverse impact on Site Scientific Interest (SSSI)								
subje part o	٢	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	Adverse impact of [Ramsar Site, Spe (SPA) or Special / (SAC)]	Caregory 1: Significant Constraints	arpment with views from	esian Limestone Esc:	Forms part of the Magnesian Limestone Esc Downhill.	D T	Ancient Woodland	Ancient Woodland	Category 1: Significant Constraints
2				Biodiversity		1		-	ape	and Townsc	Landscape and Townscape
						orridors	CN23 Wildlife Corridors				
			School capacity	• Scho	<ul> <li>School</li> <li>Greenspace</li> </ul>	space/leisure	upgraded open space/leisure CN15 Great north Forest				
or m requ		<b>Live Impact</b> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment	<b>Subject</b> to Habitats Regulation	Cumulative impact     Biodiversity ,     Subject to Ha	<ul> <li>Agriculture</li> <li>Residential</li> </ul>	elt	L2/3/4/5/7/8/9 New and				
assisti			man	Cumulativo	cont Docimpations:		Koy Docimpation				
then h					and a second						
need t							Contraction of the second		人の販売し		
									K. K.	王司	TI
5. Assi						T and			いたえく		
histori		∋s).	steep topography in places).	steep topog	Cartage Contract						
4. Pres	; part /ith	of the Magnesian Limestone Escarpment (with	nesian Limesto	of the Magr				L	No ILA		Real Parts
User The Washing the me Cheste	een	The area includes a Local Wildlife Site, a Sports Complex, allotments, woodland and school playing fields. It also supports a strategic green	ncludes a Loca illotments, woc is. It also supp	The area Inclu Complex, allor playing fields.				2		T.	1
encroa			side.	South Tyneside.		*				A.	F
2. Safe	л, vith	countryside encroachment and urban sprawl, and supports the separation of Sunderland with	<ul> <li>encroachmer</li> <li>ts the separati</li> </ul>	and suppor							
1. Che		This portion of Green Belt helps to prevent	ו of Green Belt	This portior	Map	Designations			Site Photos	S	
		20		DIEdV:					itial, school	<b>;es</b> : Residen	Adjacent Uses: Residential, school
Would the fiv			Is the site within a Settlement	Is the site	development	Potential	Site appraised for:	s, sports	Land Use: Greenspace, allotments, sports wildlife site	<b>d Use</b> : Gree llife site	Present Land Use: G pitches, wildlife site
Urba	L	in Belt? NO	Is the site in the Green Belt?	Is the site	d Redhouse,	rm, Downhill and	Sunderland				SHLAA Ret:
Brow			• • •	•		1: Green Belt lan		47.16ha	Site Area:	800	SLR Ref: 8

rownfield %	0	Greenfield %	100	
rban?	Urban fringe?	ringe? 🗸	Open countryside?	le?
/ould development on this site impact upon ne five purposes of the Green Belt?	on this site ne Green B	impact upon elt?	Impact	No impact
Check unrestricted sprawl of the built-up area?	rawl of the t	ouilt-up area?	٢	
Safeguard the countryside from further ncroachment?	/side from fu	urther	۲	
Prevent merging of Sunderland with Tyneside, 'ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, nester-le-Street and Bournmoor?	Inderland w Ie-Spring and w with Was ournmoor?	ith Tyneside, d Seaham, and shington,	<	
Preserve the special & separate characteristics of storic settlements?	k separate ch	haracteristics of		<
Assist in the regeneration of the urban area?	tion of the u	ırban area?	<b>ب</b>	
ote: This assessment assumes that if there is a eed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.	ssumes that Belt sites for ken through ich would be	if there is a development the Local Plan e contrary to ban area.		
ero/Low Impact - no		Medium Impact -	High Impact -	Ĩ
r minimal mitigation equired		mitigation required	significant mitigation required	nitigation
to liss within flow	of the con			+
ite lies within 6km of the coastal wildlife corridor. and is therefore	of the coa	astal wildlife cori	ridor. and is i	therefore

ite lies within 6km of the coastal wildlife corridor, and is therefore ubject to Habitats Regulations Assessment (HRA). Site also forms art of a strategic wildlife corridor between Sunderland and South yneside. Incorporates a Local Wildlife Site and lies close to a SSSI. Iso incorporates ponds, and there is evidence of priority species in ne area.



Historic En	Historic Environment and Culture					Green Intrastructure	ructure			
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance?	torical or archaeological sintified	ignificance?	Category 1:	Historic Park or Garden (EH List)	arden (EH List)		The
Constraints			ואס אוצוווווכמוור ואאמבא ומבוונווובמ			Constraints	Village Green			Tyne
	World Heritage Site & Setting (+ candidate)						Cemetery / Churchyard	hyard		alloti Bour
	Grade I/Grade II*Listed Building/Structure					Category 2: Constraints	Public Open Space/Playing Field/Play Area	Playing Field/Play	٢	
Category 2:	Grade II Listed Building/Structure						Natural greenspace		٩	
	Conservation Area						Allotment		٢	
	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation required	High Impact – Significant mitigation		Public Right of Way (cycleway/ footpath/bridleway)	ay ridleway)	٢	Zero, or m
			required	C	required	Green Infrastru Is the proposed development site designated as open space or playing fields?	Green Infrastructure corridor velopment site n space or playing allotments :	ure corridor     •       Yes, sports pitches,     school playing fields,       allotments and natural		requ
Flooding Category 1:	Flood Risk Zone 3B (Functional		A small proportion of the Green Belt (at Bedbouse) is affected by 1:30	e Green Relt (at Redhou	se) is afferted by 1.30	Infrastructure Is there road capa	Infrastructure and Services Is there road capacity for site traffic generation?	leration?		
Significant Constraints	Floodplain)		incidence surface water flooding. The western passion of the surface water flooding incidence strong the strong subject to lower incidence strong the subject to lower incidence strong the subject to lower incidence strong to the strong term of term		The western part of the Green Belt is	Is there water and requirements?	Is there water and sewerage capacity for site requirements?	or site		
	Flood Risk Zone 3A (High Vulnerability)				<u>.</u>	Is there education/ site requirements?	ls there education/community/health facility capacity for site requirements?	acility capacity for		
						What is the broad accessib local shopping services, pu community opportunities?	What is the broad accessibility of the site to local road r local shopping services, public transport, education and 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)		Zero/Low Impact - no	Medium Impact -	High Impact – significant mitigation					Zero, or m
	Groundwater Flooding	×	required		required					requ
	Surface Water Flooding – % of land within 1 in 30 incidence (high)	<1%								
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	<1%			<b>&lt;</b>					
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	5%			•					
	Cittical Dialitage Area									
	Source Protection Zone					Cuitability an	d Dolivorshility			
Ground Co Site	Ground Conditions & Contamination		Electricity hylons and his	ah voltage lines cross the	e western and central	What is considere	Suitability and Deliverability What is considered suitable on the site?			
Topography			part of this Green Belt, which also has steep topography.	which also has steep top	ography.	How many homes	How many homes could be provided?			
	Gentle Slope	<u>ح</u>				How many jobs co	How many jobs could the site provide for?	or?		
	Undulating Steep Slope	<b>۲</b>				Site Appraisal Conclusion	l Conclusion			
Category 1:	Health & Safety Executive (HSE)		Zero/Low Impact - no	Medium Impact -	High Impact –	Forms a large a	Forms a large area of Green Belt.	ť		
Constraints	Inner Zone Flectricity Pylon (+ 10m huffer zone)	`	required		required					
Category 2:	HSE COMAH Middle or Outer Zone									
Constraints	Landtill sites, Contaminated land Minerals Legacy (quarries and coal				<b>&lt;</b>					
	Minerals Safeguarded Area	、 、								
	buffer zone)									

	ero/Low Impact - no r minimal mitigation quired	ero/Low Impact - no r minimal mitigation quired	he site forms the southern boundary of the strategic green frastructure corridor west-east between Sunderland and South /neside. The entire area provides a mixture of sports pitches, lotments, woodland and natural greenspace. The Northern pundary cycleway threads through the area.
	Medium Impact - mitigation required	Medium Impact - mitigation required	rms the southern boundary of the strategic green .ure corridor west-east between Sunderland and Sou The entire area provides a mixture of sports pitches, , woodland and natural greenspace. The Northern cycleway threads through the area.
	High Impact – significant mitigation required	High Impact – significant mitigation required	strategic green inderland and South of sports pitches, e. The Northern

rownfield %	0 Greenfield %	100	
rban?	Urban fringe? ✓	Open countryside?	le?
ould development on this site imp e five purposes of the Green Belt?	ould development on this site impact upon e five purposes of the Green Belt?	Impact	No impact
Check unrestricted spi	Check unrestricted sprawl of the built-up area?	٢	
Safeguard the countryside from further croachment?	side from further	٢	
Prevent merging of Sunderland with Tynes ashington, Houghton-le-Spring and Seahar e merging ofShiney Row with Washington, nester-le-Street and Bournmoor?	Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, nester-le-Street and Bournmoor?	٢	
Preserve the special & storic settlements?	Preserve the special & separate characteristics of storic settlements?		<
Assist in the regenerat	Assist in the regeneration of the urban area?	٢	
ote: This assessment assumes that if there ed to allocate Green Belt sites for develop en his will be undertaken through the Loca ocess in a manner which would be contrar sisting the regeneration of the urban area.	ote: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.		
ero/Low Impact - no r minimal mitigation quired	no Medium Impact - n mitigation required	High Impact – significant mitigation required	nitigation
: - -		-	, ,
te lies within 6km ubject to Habitats F reside. Lies adjac vidence of priority	te lies within 6km of the coastal wildlife corridor, and is therefore ubject to Habitats Regulations Assessment (HRA). Site also forms art of a strategic wildlife corridor between Sunderland and South /neside. Lies adjacent to a SSSI and Local Nature Reserve. There i vidence of priority species roosting in and adjacent to this area.	ridor, and is HRA). Site al- underland ar ature Reserve Jjacent to thi	therefore so forms nd South e. There is is area. is area.



Category 1: Significant Constraints Category 2: Constraints	Ground Con Site Topography	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic Env 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 Gentle Slope Undulating	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 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 required	No significant issues identified.	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required	The area lies within a Source protection Zone. The eastern part of th Green Belt lies within a Critical Drainage Area and is subject to lower incidence groundwater flooding.	Zero/Low Impact - no or minimal mitigation required	Does the site have any historical or archaeological significance? Local archaeological interest.
High Impact – significant mitigation required		High Impact – significant mitigation required	The eastern part of the and is subject to lower	High Impact – significant mitigation required	gnificance?
Site Apprais: Forms a large	Suitability ar What is consider How many home How many jobs c		Infrastructure and S Is there road capacity for s 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 c designated as op fields?	Green IntrastructureCategory 1:HistoricSignificantVillageConstraintsCemeteCategory 2:Public OConstraintsArea
Site Appraisal Conclusion Forms a large area of 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?		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?     Yes, amenity greenspace	Historic Park or Garden (EH List) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
			etwork,		
		Zero/Low Impact - no or minimal mitigation required		Zero/Low Impact - no or minimal mitigation required	The site forms the southern boundary of the strategic green infrastructure corridor west-east between Sunderland and South Tyneside. The westernmost part of the Green Belt provides amei greenspace. The Northern Boundary cycleway threads through t area.
		Medium Impact - mitigation required		Medium Impact - mitigation required	iern boundary of the s vest-east between Sui nost part of the Greer rn Boundary cyclewa
		High Impact – significant mitigation required		High Impact – significant mitigation required	orms the southern boundary of the strategic green ture corridor west-east between Sunderland and South The westernmost part of the Green Belt provides amenity ce. The Northern Boundary cycleway threads through the

			Would the development of the Yes site impact upon the connectivity of habitats?	Would the development site impact upon the connectivity of habitats?	<						
	۲		Wildlife Corridor								
or m requ	۲	protected ljacent to the	Are there any known UK protected species/habitats on or adjacent to the site?		significant mitigation required	mitigation required	al mitigation	or minim required		Landscape	
Zero,		Geodiversity	Adverse impact on Local Geodiversity Site (LGS)		High Impact –	Medium Impact -		Zero/L	nt Historic	Area of Significant Historic	
		Wildlife Site	Adverse impact on Local Wildlife Site (LWS)	Category 2: Constraints					Agricultural Land	Grade 2 or 3a Ag	
	<u>ح</u>	its on or	Are there any known European protected species/habitats on or adjacent to the site?						n Order (TPO)	Tree Preservation Order (TPO)	
_	٢	Nature	Adverse impact on Local Nature Reserve (LNR)					<	dscape Value	Area of High Landscape or Significance	Category 2: Constraints
iyne evide	<b>۲</b>	f Special	Adverse impact on Site of Special Scientific Interest (SSSI)								
Site I subje part	<b>~</b>	bean sites tection Area Conservation	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	Category 1: Significant Constraints	The area is identified as higher landscape value, incorporating a Local Nature Reserve.	ier landscape valt	The area is identified as high Nature Reserve.	Nature	nd Land	Ancient Woodland	Category 1: Significant Constraints
		-	-	Biodiversity				-		Landscape and Townscape	Landscape a
Zero, or m requ		ns Assessment	<b>tive Impacts</b> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area School capacity	<ul> <li>Cumulative Impacts</li> <li>Biodiversity /</li> <li>Subject to Ha</li> <li>Within Critica</li> <li>School capaci</li> </ul>	<ul> <li>Adjacent Designations:</li> <li>Agriculture</li> <li>Residential</li> <li>Allotments</li> <li>Greenspace/wildlife</li> </ul>	Belt sst ance	Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great north Forest CN23 Wildlife Corridors B14 Areas of Potential Archaeological Importance CN20, CN21- LNR, SSSI				
Urba Woull the fi 1. Che 2. Safe encro: 3. Pre Washi the m Chestr Chestr the m Chestr the m S. Ass 5. Ass 5. Ass 5. Ass	h d street the street	<b>t?</b> NO <b>Prevent</b> prevent prevent al Nature Rese odland and nat ep topography stability issue ological interes green . It falls within	Is the site in the Green Belt?	Is the site in the G Break? This portion of Green Be countryside encroachm supports the separation Tyneside. This area includes a pro SSSI and LWS, as well as greenspace. The area h landfill/waste issues, an too. There is consideral The area also supports a infrastructure and wildli Source Protection Zone	Map Map Map	Potential d	Site appraised for	allotments.	s iculture,	SHLAA Ref: Present Land Use: Greenspace Adjacent Uses: Residential, agriculture, Site Photos	SHLAA Ref: Present Land Adjacent Use
Brov	<	VES 1			s Sunderland	Iwoll Ouarrie	Site location: Fulwell Ouarries	67 09ha	Site Area: 63	807	SIR Ref 8

rownfield %	0	Greenfield %	100	
rban?	Urban fringe?	nge? 🗸	Open countryside?	e ?
ould development on this site impact upon e five purposes of the Green Belt?	it on this site in f the Green Bel	npact upon lt?	Impact	No impact
Check unrestricted sprawl of the built-up area?	sprawl of the bu	iilt-up area?	٢	
Safeguard the countryside from further icroachment?	ıtryside from fur	ther	٢	
Prevent merging of Sunderland with Tyneside, ashington, Houghton-le-Spring and Seaham, and e merging ofShiney Row with Washington, nester-le-Street and Bournmoor?	Sunderland with n-le-Spring and Row with Washi Bournmoor?	h Tyneside, Seaham, and Ington,	<	
Preserve the special & separate characteristics of storic settlements?	il & separate cha	racteristics of		٢
Assist in the regeneration of the urban area?	ration of the urk	oan area?	٢	
ote: This assessment assumes that if there is a ed to allocate Green Belt sites for development en his will be undertaken through the Local Plan ocess in a manner which would be contrary to sisting the regeneration of the urban area.	t assumes that if n Belt sites for d taken through th vhich would be c tion of the urba	fthere is a evelopment ne Local Plan contrary to n area.		
ero/Low Impact - no - minimal mitigation :quired		Medium Impact - mitigation required	High Impact – significant mitigation required	nitigation
te lies within 2km of the coastal wildlife corridor, and is therefore bject to Habitats Regulations Assessment (HRA). Site also forms art of a strategic wildlife corridor between Sunderland and South rneside. Incorporates a SSSI and Local Nature Reserve. There is ridence of priority species in and adjacent to this area.	m of the coas s Regulations wildlife corri- orates a SSSI a ty species in a	tal wildlife cor Assessment (H dor between S and Local Natu and adjacent to	ridor, and is t HRA). Site ald underland ar re Reserve. T o this area.	and is therefore Site also forms land and South serve. There is area. area.



Category 2: Constraints	Category 1: Significant Constraints	ography	Ground Cond Site	Category 2: Constraints	Flooding Category 1: Significant 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 huffor zon)	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Gentle Slope Undulating Steep Slope	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)	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
<		< <		<td< th=""><th></th><th>&lt; &lt;</th><th></th></td<>		< <	
	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required required required		Much of the area is identified as a landfill / waste site.	Zero/Low Impact - no or minimal mitigation required High Impact - significant mitigation required required	The site includes areas that are affected by 1:30 incidence surface water flooding. The area lies within a Source protection Zone. The eastern part of the Green Belt lies within a Critical Drainage Area and is subject to lower incidence groundwater flooding.	Zero/Low Impact - no or minimal mitigation required High Impact - significant mitigation required required	Does the site have any historical or archaeological significance? Numerous archaeological sites of interest.
		How many home How many jobs Site Apprais	Suitability a What is consider				Category 1: Historic Significant Village Constraints Cemete Category 2: Public O Categ
	Forms a large area of Green Belt.	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?	Natural greenspace          Allotment          Public Right of Way          (cycleway/ footpath/bridleway)          Green Infrastructure corridor          Is the proposed development site       Yes, amenity and         designated as open space or playing       greenspace, and sports         fields?       pitches	Historic Park or Garden (EH ust) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
					for Inetwork,	and sports	Jay
				Zero or m requ		Zero	The sinfra



n the Green Belt?       N         r Green Belt helps to prevent and urban sprate paration of Sunderland with a strategic green infrastricridor. It also provides the latin sunderland, as well as an ong Cut Throat Dene. West crabattoir site now comprises on, a Grade 2 listed building a son, a Grade 2 listed building a set, surrounded by mature tree ree preservation Orders.         ppacts         Adverse impact on Local Nature tree preservation of Sunderland Assess Critical Drainage Area of Conservatio (SAC))         Adverse impact on Local Nature tree preserve (LNR)         Adverse impact on Local Nature tree tree preserve (LNR)         Adverse impact on Local Nature tree tree preserve (LNR)         Adverse impact on Local Nature tree tree trees any known European sites?         Site (LGS)         Are there any known European sites (LWS)         Adverse impact on Local Geodivers site?         Adverse impact on Local Geodivers site?         Site (LGS)         Are there any known UK protected special so nor adjacent to to site?         Adverse impact on Local Geodivers site?         Site (LGS)         Are there any known UK protected special so nor adjacent to to site?         Adverse impact on Local Geodivers         Site (LGS)         Are there any known UK protected special so nor adjacent to to site?         Are there any known Supported to to site of special species/habitats on or adjacent to site?         Are there any known UK protec		Vould the developm site impact upon the connectivity of habit	required	Area of Significant Historic     ✓     Zero/Low Impact - no     Medium Impact -     High Impact -     Site       Landscape     or minimal mitigation     mitigation     mitigation     configuration     Area	Grade 2 or 3a Agricultural Land       Category 2:       Adv         Constraints       (LW         Adv       Adv	Tree Preservation Order (TPO) 🗸 prot adja	Category 2:       Area of High Landscape Value       ✓         Constraints       or Significance       Res	Adv Scie	entified as higher landscape value. The area also       Category 1:         Pumping Station and grounds, dating back to the       Significant         trees within the site are subject to Tree       Constraints	be and Townscape Biodiversity		ridors - Sports anademy	Key Designations: Adjacent Designations: Cumulative Impa	Pumping Station, abstraction site, s are subject to Tre	greenspace along Road, a former at urban developme	The area support: and wildlife corric allotment site in S	Site Photos Site Photos Countryside encro Supports the sepa Tyneside. Tyneside.	Present Land Use: Agriculture, allotments, greenspace, housing Adjacent Uses: Residential, agriculture, sports fields.Site appraised for: Potential developmentPotential developmentIs the site witBreak?	SHLAA Ref: SHLAA Ref: Shields Road, Sunderland Shields Road, Sunderland
	-	ent of the ats?				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: Significant Constraints	Biodiversity	•		s: Cumulative Impacts	Pumping Station, a Grade 2 listed building and water abstraction site, surrounded by mature trees that are subject to Tree Preservation Orders.	Road, a former abattoir site now comprises dense urban development, while to the north lies Fulwell	1 24	This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Sunderland with South Tyneside.	Is the site within a Settlement Break?	Is the site in the Green Belt?
			requi	Zero, or m				There	Site li subje part o			or m requ	Zero,	5. Assi Note: need t then h proces assisti	4. Pres histori	3. Prev Washi the me Cheste	1. Che 2. Safe encroa	Woul the fi	Urba

rownfield %	10	Greenfield %	90	
Irban?	Urban fringe?	fringe? 🗸	Open countryside?	le?
/ould development on this site impact upon ne five purposes of the Green Belt?	on this site he Green E	e impact upon 3elt?	Impact	No impact
. Check unrestricted sprawl of the built-up area?	rawl of the	built-up area?	<b>ب</b>	
. Safeguard the countryside from further ncroachment?	yside from f	urther	٢	
. Prevent merging of Sunderland with Tyneside, /ashington, Houghton-le-Spring and Seaham, and ne merging ofShiney Row with Washington, hester-le-Street and Bournmoor?	underland v le-Spring ar ow with Wa ournmoor?	vith Tyneside, nd Seaham, and shington,	<	
. Preserve the special & separate characteristics of istoric settlements?	k separate o	haracteristics of		<
. Assist in the regeneration of the urban area?	tion of the	urban area?	۲	
ote: This assessment assumes that if there is a eed to allocate Green Belt sites for development nen his will be undertaken through the Local Plan rocess in a manner which would be contrary to ssisting the regeneration of the urban area.	ssumes tha Belt sites fo ken through ich would b on of the ur	t if there is a r development n the Local Plan e contrary to ban area.		
ero/Low Impact - no r minimal mitigation		Medium Impact - mitigation	High Impact – significant mitigation	t – nitigation
equired		required	required	
ite lies within 2km of the coastal wildlife corridor, and is therefore ubject to Habitats Regulations Assessment (HRA). Site also forms	of the co Regulatio	astal wildlife cor ns Assessment (	ridor, and is t HRA). Site al	therefore so forms
art of a strategic wildlife corridor between Sunderland and South	vildlife cou	rridor between S	underland ar	nd South

\_\_\_\_\_

neside. Lies in close proximity to a SSSI and Local Nature Reserve. here is evidence of priority species in the area.



							Minerals Safeguarded Area	
							Minerals Legacy (quarries and coal mining)	
					<b>٢</b>		HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land	Category 2: Constraints
							Electricity Pylon (+ Totri buller Zone)	
			required	C	required		Inner Zone	Constraints
	Site forms part of the Green Belt.	Site forms part	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
	Conclusion	Site Appraisal Conclusion					Steep Slope	
							Undulating	
	How many jobs could the site provide for?	How many jobs cou				<	Gentle Slope	
	How many homes could be provided?	How many homes (			C			Topography
	What is considered suitable on the site?	What is considered		ntified.	No significant issues identified.		Predominantly Flat	Site
	Suitability and Deliverability	Suitability and					Ground Conditions & Contamination	Ground Co
						۲	Source Protection Zone	
						۲	Critical Drainage Area	
						<5%	within 1 in 1000 incidence (less)	
			<				within 1 in 100 incidence (medium) Surface Water Flooding – % of land	
						<5%	Surface Water Flooding – % of land	
						<5%	Surface Water Flooding – % of land within 1 in 30 incidence (high)	
requ			required		required	<	Circuite material incoming	
or m			significant mitigation	mitigation required	or minimal mitigation	`	vulherability) Groundwater Flooding	Constraints
Zero,			High Impact –	Medium Impact -	Zero/Low Impact - no		Flood Risk Zone 2(Medium	Category 2:
	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?						
<u> </u>	Is there education/community/health facility capacity for site requirements?	Is there education/ site requirements?		ater Abstraction site.	Pumping Station is a Water Abstraction site.		Flood Risk Zone 3A (High Vulnerability)	
1	Is there water and sewerage capacity for site requirements?	Is there water and : requirements?	d a Critical Drainage ater flooding. Fulwell	The area lies within a Source protection Zone and a Critical Drainage Area, and is subject to lower incidence groundwater flooding. Fulwell	The area lies within a So Area, and is subject to l			Constraints
1	Is there road capacity for site traffic generation?	Is there road capac	Irface water flooding.	Parts of the area are subject to 1:30 incidence surface water flooding.	Parts of the area are su		Flood Risk Zone 3B (Functional	Category 1:
	and Services	Infrastructure and Services						Flooding
	n space or playing amenity greenspace	Is the proposed development site designated as open space or playing fields?		<b>٢</b>				
requ	Green Infrastructure corridor		required		required			
Zero, or mi	Public Right of Way (cycleway/ footpath/bridleway)		High Impact – significant mitigation	Medium Impact - mitigation required	Zero/Low Impact - no or minimal mitigation	۲	Archaeological Site (Known & potential)	
``	Allotment 🗸						Conservation Area	
	Natural greenspace					٢	Grade II Listed Building/Structure	Category 2: Constraints
, ,	Public Open Space/Playing Field/Play	Category 2: Constraints					Grade I/Grade II*Listed Building/Structure	
	Cemetery / Churchyard						World Heritage Site & Setting (+ candidate)	
Tyne	Village Green	Constraints						Constraints
The s	Historic Park or Garden (EH List)	Category 1:	gnificance?	Does the site have any historical or archaeological significance?	Does the site have any hi		Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Category 1: Significant
	ucture	Green Infrastructure					Historic Environment and Culture	<b>Historic En</b>



			1	Ţ		Category 2: Constraints		Significant Constraints	Category 1:	Landscape and Townscape					6					Present Land Use: Adjacent Uses: Ag	SLR Ref: 804 SHLAA Ref:
		Landscape	Area of Significant Historic	Grade 2 or 3a Agricu	Tree Preservation Order (TPO)	Area of High Landscape or Significance		Ancient Woodland	Grade I Agricultural Land	d Townscape									Site Photos	<b>Use</b> : Agriculture <b>s</b> : Agriculture, employment	
			istoric	3a Agricultural Land	der (TPO)	ape Value			and										tos	e mployment	Site Area: 33
		or minim required	Zero/	.ى		٢		Limes	Site li									V	Contraction of the second		33.44ha
		or minimal mitigation required	Zero/Low Impact - no					Limestone Escarpment, and key viewpoint of River Wear from A19 bridge and Claxheugh Rock. Agricultural land quality not known.	es within an Area		CN2/3/4/5 Green Belt CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors B14 Areas of Potential Archaeological Importance NA30.3 Key viewpoints CN20, CN21 – LNR, SSSI	Kev Designations:				C	LTUN A			Site appraised for:	Site Location: Sunderland
		mitigation required	Medium Impact -					and key viewpo ock. Agricultur	of High Landsca		lelt -orest dors tial ortance SSSI	ns:		>					Designations		n: North Hylton
		d	ict -					oint of Rive al land qua	ape Value, k		• • • • Ri	Adiacent	times 1						tions Map	otential d	-
<		significant mitigation required	High Impact –					key viewpoint of River Wear from A19 Agricultural land quality not known.	Site lies within an Area of High Landscape Value, beside the Magnesian		Employment Riverside Agriculture Residential	Adiacent Designations:			SAED 1					Potential development	Green Belt,
Would the development site impact upon the connectivity of habitats?				Category 2: Constraints				Significant Constraints	Category 1:	Biodiversitv	Cumulative Impacts <ul> <li>Biodiversity /</li> <li>Subject to Ha</li> </ul>	the settleme	orders. The	In addition, relating to N	area of Sunc inward inves area is prote	and also fro	one of the p	The area for Green Infras the River W	countryside	This portion	Is the site
Would the development of the site impact upon the connectivity of habitats?	Wildlife Corridor	Are there any kn species/habitats site?	Adverse impact o Site (LGS)	Adverse impact c (LWS)	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	مريم Adverse impact on Site Scientific Interest (SSSI)	[Ramsar Site, Spe (SPA) or Special <i>i</i> (SAC)]		<	<b>tive Impacts</b> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment	the settlement, and accessibility is limited.	adjacent woodland is subject to Tree Preservation Orders. There are few buildings remaining within	In addition, there is considerable historic value relating to North Hylton settlement, and the	Estuary provides a vital green lung within the urban area of Sunderland, which supports the attraction of inward investment into the city. Part of the riverside area is protected as Local Nature Reserve.	and also from Claxheugh Rock. The River Wear	one of the principal and identifiable panoramic view noints of Sunderland, both from the A19 bridge	The area forms a major portion of the Strategic Green Infrastructure and wildlife corridor alongside the River Wear, and provides much of the setting to	countryside encroachment and urban sprawl.	<b>Green Belt Separation</b> This portion of Green Belt helps to prevent	Is the site in the Green Belt?
Yes	•	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)	iown European is/habitats on or ijte?	on Local Nature	مصريا Adverse impact on Site of Special Scientific Interest (SSSI)	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)1	Adverse impact on European sites		vximity •gulations Assess	bility is limited.	ct to Tree Prese lings remaining	rable historic vitlement, and th	en lung within t upports the att city. Part of th ature Reserve.	ick. The River V	ntifiable panor: oth from the A	tion of the Stra Idlife corridor a s much of the s	and urban spra	<b>Separation</b> elps to prevent	
-	<u>م</u>	the <	sity	ite 🔨	<hr/>	٩	<	ion	4		sment		vation	alue	ine urban traction of e riverside	Near	amic 19 bridge	tegic 3longside setting to	ŴI.		YES 🗹 NO 🗌
		or m requ	Zero		<u> </u>		Rive area	subj a Lo	Site		or m	Zero	proce	Note need	4. Pre histor 5. Ass	the m Chest	3. Pre Wash	2. Saf encro	1. Ch	Wou the fi	Brov Urb

rownfield %	0 Greenfield %	100	
Irban?	Urban fringe? 🗸	Open countryside?	e?
vould development on this site imp ne five purposes of the Green Belt?	vould development on this site impact upon five purposes of the Green Belt?	Impact	No impact
. Check unrestricted sp	Check unrestricted sprawl of the built-up area?	٢	
Safeguard the countryside from further ncroachment?	/side from further	٢	
Prevent merging of Sunderland with Tynes /ashington, Houghton-le-Spring and Seahar ne merging ofShiney Row with Washington, hester-le-Street and Bournmoor?	. Prevent merging of Sunderland with Tyneside, /ashington, Houghton-le-Spring and Seaham, and ne merging ofShiney Row with Washington, hester-le-Street and Bournmoor?		٢
Preserve the special 8 istoric settlements?	Preserve the special & separate characteristics of storic settlements?		<
. Assist in the regenera	Assist in the regeneration of the urban area?	۲	
ote: This assessment assumes that if there eed to allocate Green Belt sites for develop nen his will be undertaken through the Loca rocess in a manner which would be contrar ssisting the regeneration of the urban area.	ote: This assessment assumes that if there is a eed to allocate Green Belt sites for development nen his will be undertaken through the Local Plan rocess in a manner which would be contrary to ssisting the regeneration of the urban area.		
ero/Low Impact - no r minimal mitigation equired	no Medium Impact - on mitigation required	High Impact – significant mitigation required	nitigation
ite lies within 6km ubject to Habitat F Local Nature Rese iver Wear wildlife rea.	ite lies within 6km of the coastal wildlife corridor, and is therefore ubject to Habitat Regulations Assessment (HRA). Site incorporates Local Nature Reserve, SSSI and LWS. Forms a major section of the iver Wear wildlife corridor. Priority species are recorded in the rea.	ridor, and is t RA). Site inc a major sect are recorded	therefore orporates ion of the in the



Historic Env	Historic 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 importance relating to North Hylton village and historic	al or archaeological sign e relating to North Hyli	<b>gnificance?</b> ton village and historic	Category 1: Significant	Historic Park or Garden (EH List)		Site f Much
Constraints			shipyards.		c	Constraints	Village Green		cycle
	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	٩	
	Conservation Area						Allotment		
	Archaeological Site (Known & potential)	<u>ح</u>	Zero/Low Impact - no Me or minimal mitigation mit	Medium Impact - mitigation required	High Impact – significant mitigation		Public Right of Way (cycleway/ footpath/bridleway)		Zero, or m
				<	required	Is the proposed development site designated as open space or playing	Green Infrastructure corridor velopment site Yes, provides natural n space or playing greenspace	<	requ
:									
Flooding	Elond Bick Zone 2B (Eunstinned		Dost of the demonstrate			Infrastructure	Infrastructure and Services		
Constraints	Floodplain)	<u>ح</u>	rart of the site definitions are 1.50 incluence riverside is affected by Flood Risk Zones. Lc	_	Low incidence potential of	Is there water and requirements?	Is there water and sewerage capacity for site requirements?		
	Flood Risk Zone 3A (High Vulnerability)	<b>۲</b>	c			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	/ork,	
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	<		Medium Impact -	High Impact –				Zero,
	Groundwater Flooding	<	required		required				requ
	Surface Water Flooding – % of land within 1 in 30 incidence (high)	~5%							
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	<5%			٢				
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	%5							
	Critical Drainage Area								
	Source Protection Zone								
Ground Coi	<b>Ground Conditions &amp; Contamination</b>					Suitability and	Suitability and Deliverability		
Site Topography	Predominantly Flat		No significant issues identified.	ed.		What is considered 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?		
	Undulating	۲				Site Appraisal Conclusion	Conclusion		
	Steep Slope								
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or		v Impact - no Ial mitigation	Medium Impact - mitigation required	High Impact – significant mitigation	Forms a large a	Forms a large area of Green Belt.		
	Electricity Pylon (+ 10m buffer zone)		required		required				
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								

