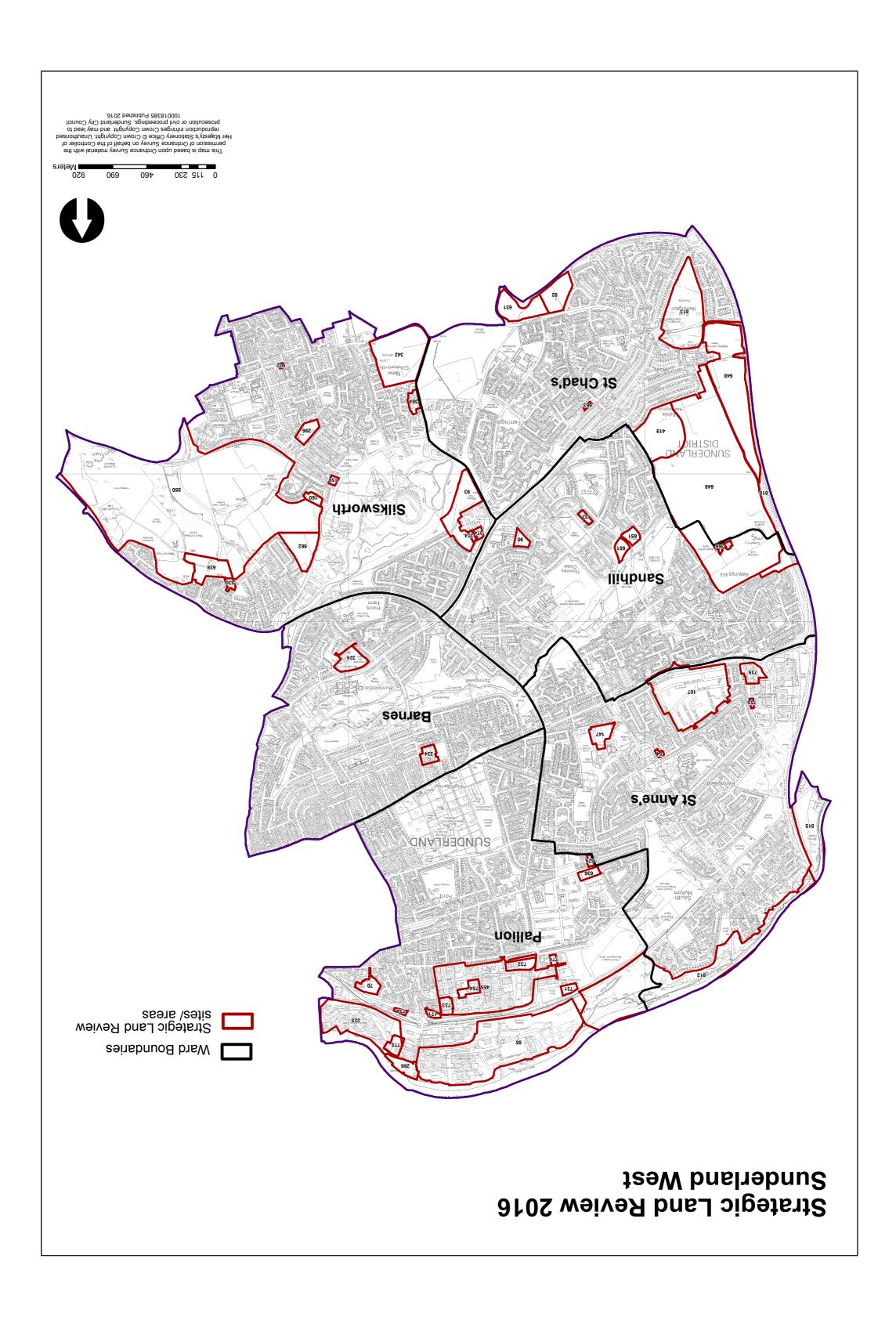
Sunderland City Council

Review Land

West
May 2016

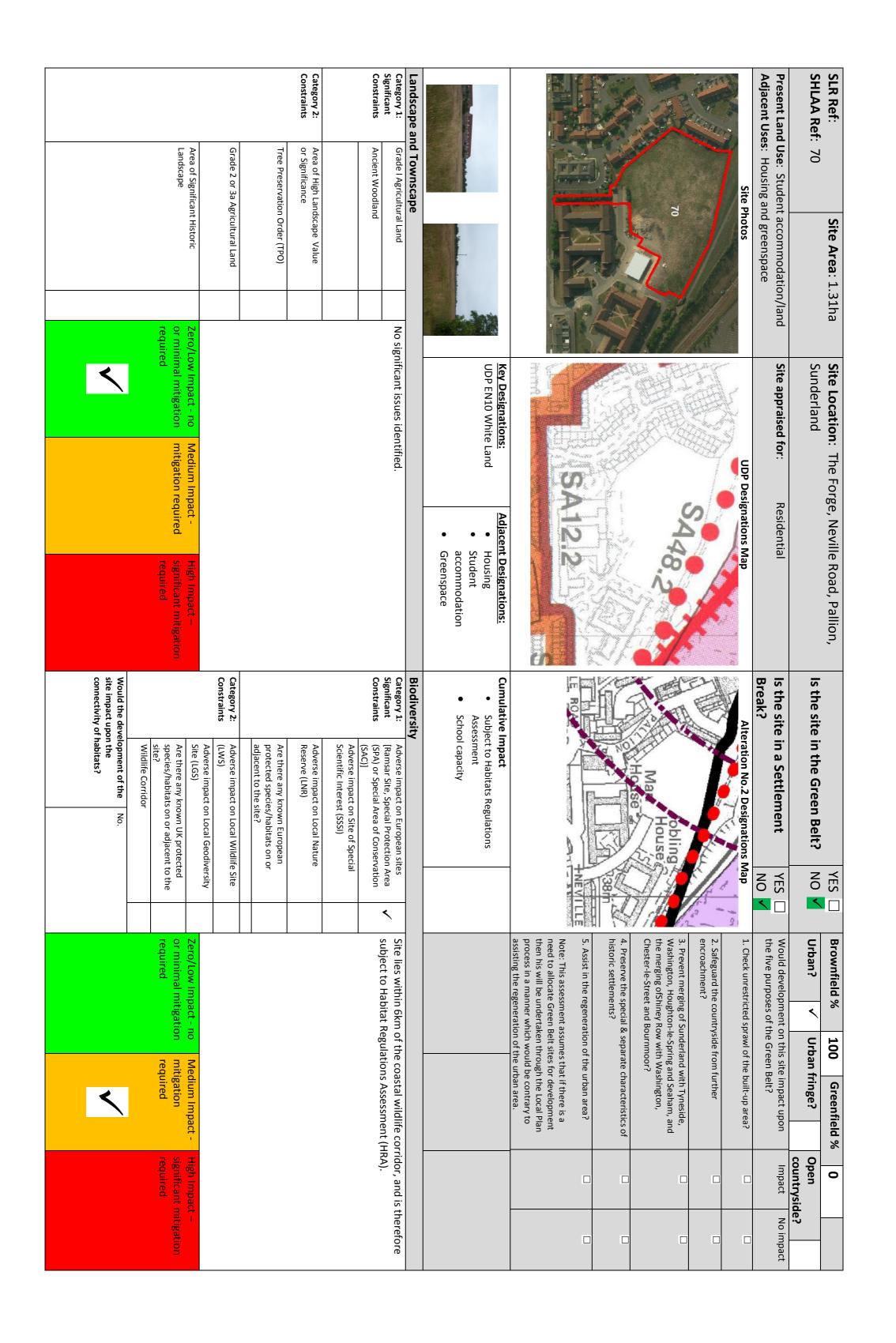


		Category 2: Constraints	Significant Constraints	Landscape ar					Present Land U Adjacent Uses:	SLR Ref: SHLAA Ref:
Landscape	Grade 2 or 3a Agricultural Land	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	Ancient Woodland	Landscape and Townscape			5	Site Photos	Present Land Use: Car park, vacant I Adjacent Uses: Restaurant, housing	53
	cultural Land	scape Value Order (TPO)						otos	vacant land housing	Site Area: 0.42ha
zero/Low impact - no or minimal mitigation required			No significant Issues Identified.		Wey Designations: UDP EN10 White Land				Site apprai	Site Location:
ion mitigation requi			dentilled.		<u>tions:</u> /hite Land			Designa	appraised for: R	
ired					 Adjacent Designations: Residential Commercial 			Designations Map	Residential	Rear of Thorney Close pub
rign impact – significant mitigation required					lations: tial rcial					pub
Are there any species/habita site? Would the development of the site impact upon the connectivity of habitats?	Category 2: μ	מר ה מר ה	Significant (Constraints (Const	sity	Cumulative Impact Subject to Hat Assessment Within Critic				Is the site ir Break?	Is the site ir
Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor opment of the the abitats?	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	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)		tive Impact Subject to Habitats Regulations Assessment Within Critical Drainage Area				in a Settlement	Is the site in the Green Belt?
ected nt to the	ife Site	n n or	on Area 🗸						YES	YES
zero/Low impact - no or minimal mitigation required			subject to Habitat F			historic settlements? 5. Assist in the regeneration of the urban are Note: This assessment assumes that if there need to allocate Green Belt sites for develop then his will be undertaken through the Locate process in a manner which would be contrar assisting the regeneration of the urban area.	3. Prevent merging of Sunderland v Washington, Houghton-le-Spring a the merging of Shiney Row with Wa Chester-le-Street and Bournmoor?	 Check unrestricted sprawl of the built-u Safeguard the countryside from further encroachment? 	Would development on this site imp the five purposes of the Green Belt?	Brownfield % Urban? ✓
mitigation required			subject to Habitat Regulations Assessment (HRA).			historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of	 Check unrestricted sprawl of the built-up area? Safeguard the countryside from further encroachment? 	Would development on this site impact upon the five purposes of the Green Belt?	100 Greenfield % Urban fringe?
significant mitigation required			t (HRA).	-			<u></u>		Impact	Open countryside?
nitigation			mereiore						No impact	e?

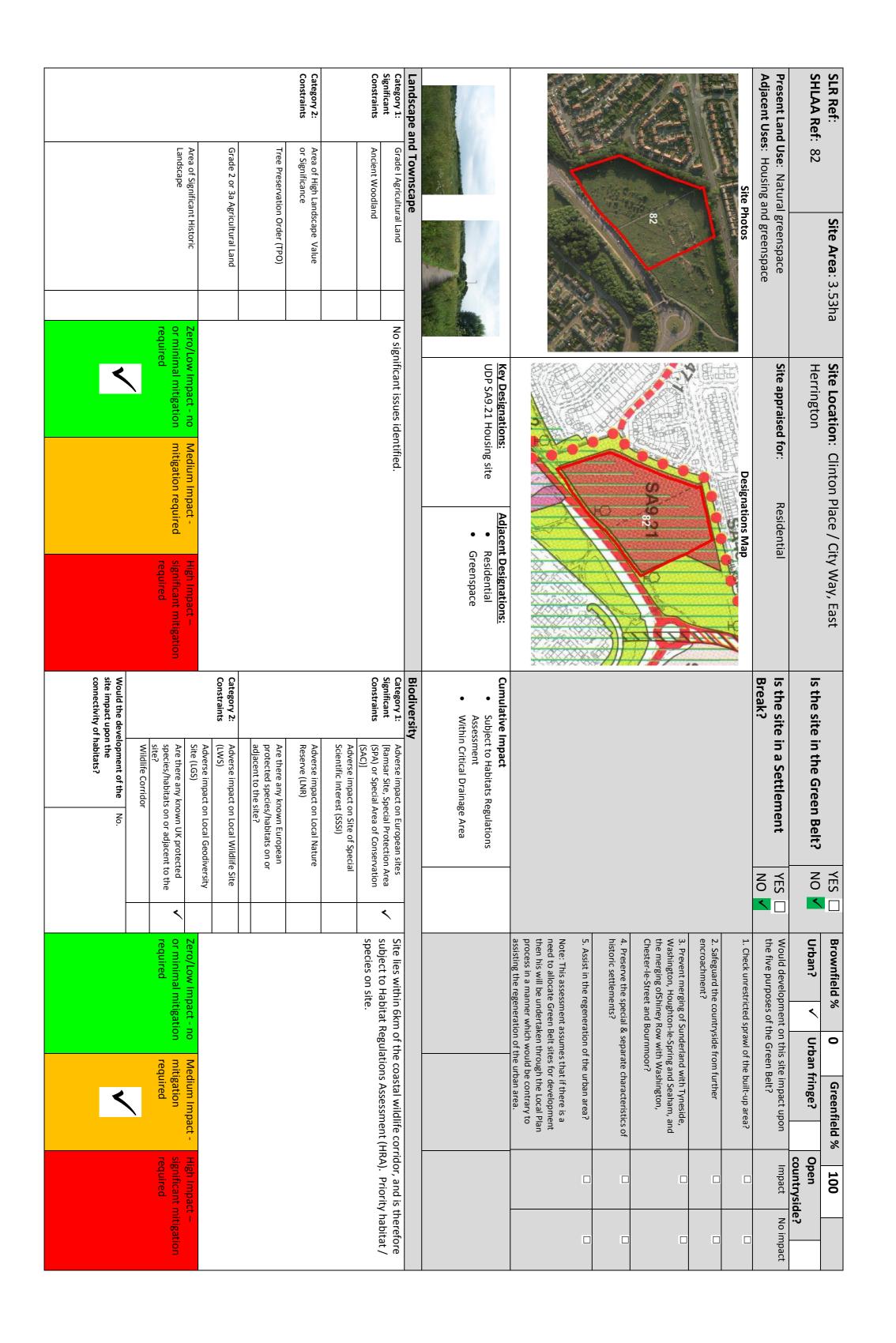
Category 1: Significant Constraints Category 2: Constraints		Ground Co Site Topography		Category 2: Constraints	Significant Constraints	Flooding		Category 2: Constraints	Historic En Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination Site Predominantly Flat Topography	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Floodplain) Flood Risk Zone 3A (High Vulnerability)	Elond Risk Zone 3R (Functional	Archaeological Site (Known & potential)	Grade I/Grade II*Listed Building/Structure Grade II Listed Building/Structure Conservation Area	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate)
Zero/Low Impact - no or minimal mitigation required		No significant issues identified.		Zero/Low Impact - no or minimal mitigation required	groundwater flooding.	The cite lies within a Cal	Zero/Low Impact - no or minimal mitigation required		Does the site have any his
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			High Impact – significant mitigation required		ignificance?
Potentially sui	How many jobs could the site prov	Suitability an What is considere How many homes		Within accessible location.	Is there water and sewerage requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pure community opportunities?	Infrastructur	Public Right (cycleway/ foot) Green Infrasi Is the proposed development site designated as open space or playi fields?	Category 2: Constraints	Green Infrastructure Category 1: Historic Significant Constraints Village of Cemete
Potentially suitable for development	How many jobs could the site provide for? Site Appraisal Conclusion	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided?		location.	Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Infrastructure and Services	of War path/br tructu	Public Open Space/Playing Field/Play Area Natural greenspace	ructure Historic Park or Garden (ЕН Ust) Village Green Cemetery / Churchyard
ent		Residential 30 79dpha			lity capacity for to local road network, education and	etion?	y idleway) re corridor No.	ying Field/Play	den (eH list)
Site is considered suitable for development				Zero/Low Impact - no or minimal mitigation required	P. Cook and a cook and a cook a cook a cook a cook a cook and a cook a coo		Zero/Low Impact - no or minimal mitigation required		No significant issues identified.
Site is considered potentially suitable for development			<	Medium Impact - mitigation required	7	impropried	Medium Impact - mitigation required		ntified.
Site is not considered suitable for development				High Impact — significant mitigation required			High Impact – significant mitigation required		

Category 2: Constraints	Landscape an Category 1: Significant Constraints		SLR Ref: 54 SHLAA Ref: 54 Present Land Use Adjacent Uses: H
Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Lan Grade 3 of Significant Historic Landscape	and Townscape Grade I Agricultural Land Ancient Woodland	Site Pho	:: Vacant la
PPO)		Photos	Site Area: 0.19ha and and ail, community
Zero/Low Impact - no or minimal mitigation mitiga required	Mey Designations: UDP EN10 White Land No significant issues identified.		Site Location: Former Eagle Road, Pennywell, Sunderla Site appraised for: Resi
Medium Impact - mitigation required required required	Adjacent Designations: Residential Community Retail	Designations Map	Former Eagle PH, Portsmouth ell, Sunderland r: Residential
- nitigation			
Adverse impact Reserve (LNR) Are there any protected spee adjacent to the adjacent to the Adverse impact (LWS) Adverse impact (LWS) Adverse impact Site (LGS) Are there any species/habita site? Would the development of the site impact upon the connectivity of habitats?	Cumulative Impact Biodiversity / Subject to Ha Assessment Assessment Advers Significant Constraints (SPA) o (SAC)] Advers Significant Constraints Significant Constraints Significant Constraints Significant		Is the site in the Green Belt? Is the site in a Settlement Break?
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) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor opment of the the abitats? No.	Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 1: 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)		ne Green Belt? Settlement
Site Site ed eo the	ss Area		YES YES NO
Zero/Low Impact - no or minimal mitigation required	Site lies within 6km subject to Habitat F	1. Check unrestricted sprawl of the built-up a 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tynes Washington, Houghton-le-Spring and Seahan the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteri historic settlements? 5. Assist in the regeneration of the urban are need to allocate Green Belt sites for develop then his will be undertaken through the Loca process in a manner which would be contrar assisting the regeneration of the urban area.	Brownfield % 100 Gr Urban?
Medium Impact - mitigation required	Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).	1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	Brownfield % 100 Greenfield % Urban?
High Impact – significant mitigation required	orridor, and is the (HRA).		Open countryside
tigation	erefore		? No impact

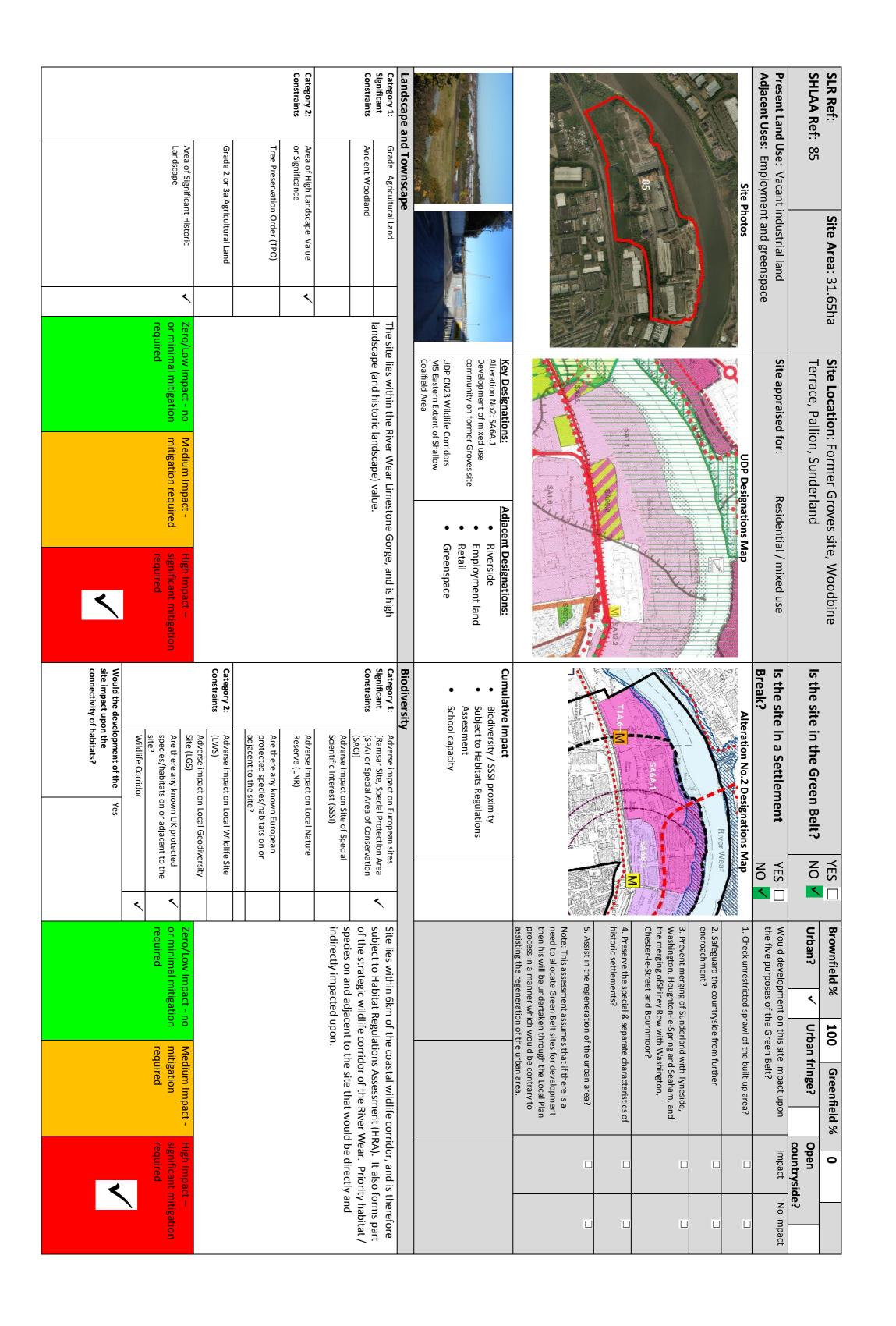
Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints World Heritage Site & Settling (+ candidate) Grade I/Grade II*Listed Building/Structure Constraints Conservation Area Archaeological Site (Known & potential) Archaeological Site (Known & capuired potential) Does the site have any No. No. Zero/Low Impact - no or minimal mitigation required	historical or archaeological sig Medium Impact - mitigation required	act – it mitigation	Category 1: Significant Constraints Cemetery / Churchyard Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? No.	No significant issues identified. Zero/Low Impact - no or minimal mitigation required Medi required	Medium Impact - High Impact - significant mitigation required required
World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Medium Impact - mitigation required		aints aints rroposed dev	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
Grade I/Grade II*Listed Building/Structure Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Medium Impact - mitigation required		aints roposed dev	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Medium Impact - mitigation required		ated as open	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
Conservation Area Archaeological Site (Known & potential)	Medium Impact - mitigation required		ated as open	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
gical Site (Known &	Medium Impact - mitigation required		ated as open	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
		lst des fiel	roposed development site sted as open space or playing	<	
Flooding		Int	Infrastructure and Services		
Category 1: Flood Risk Zone 3B (Functional No significant Significant Floodplain)	No significant issues identified.	Ist Ist	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Access from front only, (front only, Ownership issues with Gentoo Land
Flood Risk Zone 3A (High Vulnerability)		Is t sitted with loc corr	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?	<i>,</i>	
Category 2: Flood Risk Zone 2 (Medium Zero/Low Impact - no Constraints Vulnerability) or minimal mitigation Groundwater Flooding required	Medium Impact - mitigation required	High Impact – Wissignificant mitigation required	Within accessible location.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - High Impact - mitigation 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 (line)					
Critical Drainage Area					*
Source Protection Zone					
Ground Conditions & Contamination		Su	Suitability and Deliverability		
Predominantly Flat	No significant issues identified.	W	What is considered suitable on the site? Residential		
		Но	How many homes could be provided? 16 84dpha	ha	
Gentle Slope		Но	How many jobs could the site provide for?		
Steep Slope		Sit	Site Appraisal Conclusion		
Steep Slope					
Health & Safety Executive (HSE)	Medium Impact		stantially suitable for development	Site is considered	Site is considered
	Medium Impact - mitigation required	High Impact – Po	Potentially suitable for development	Site is considered suitable for	Site is considered potentially
Electricity Pylon (+ 10m buffer zone) required	rec	required		development	suitable for development
Category 2: HSE COMAH Middle or Outer Zone					\
					<
mining) Minerals Safeguarded Area					
High Voltage electricity line(+10m					



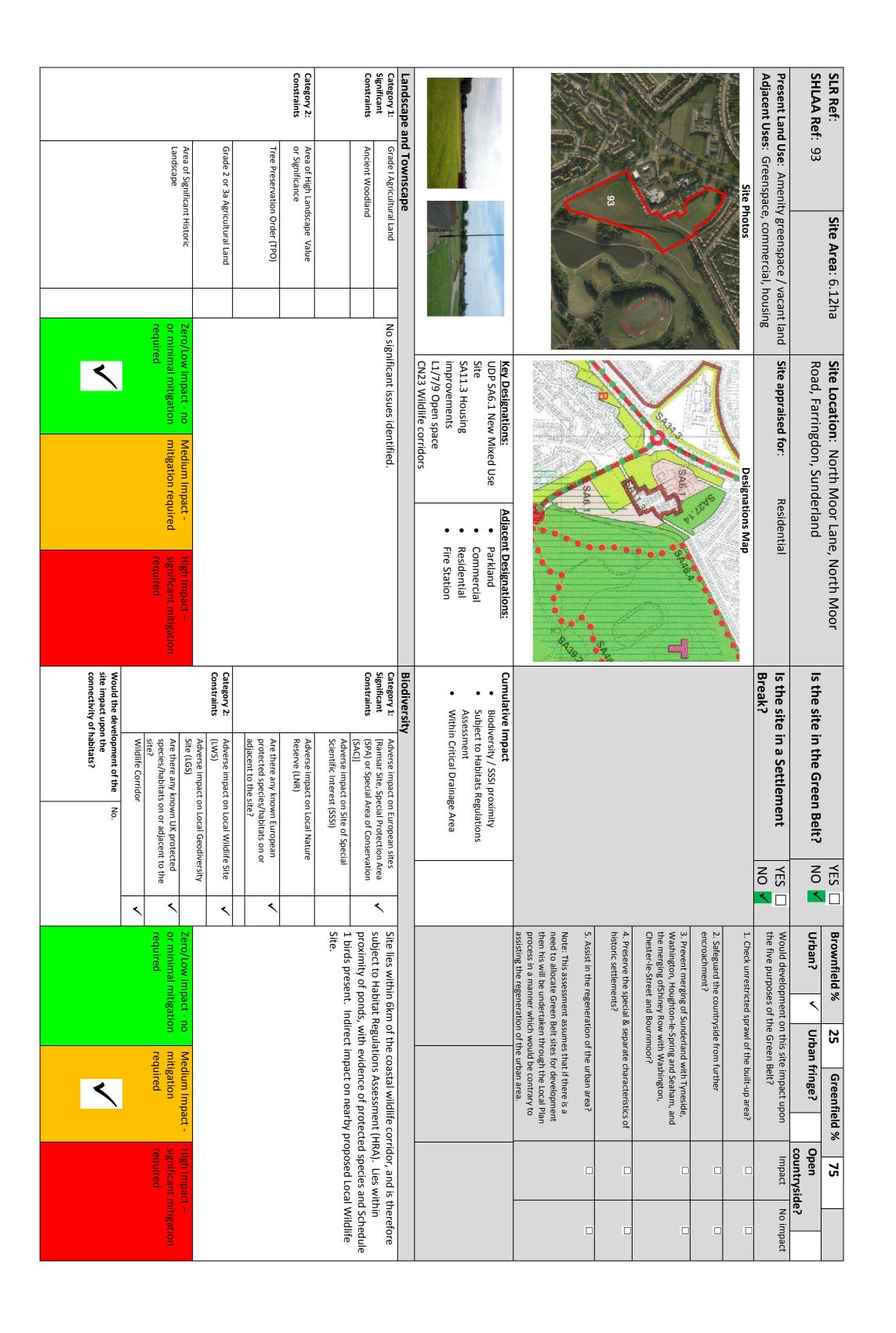
Category 2: Constraints	Category 1: Significant Constraints	Site Topography	Ground Co	Caregory 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Category 1: Significant Constraints
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Predominantly Flat Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 1: Significant Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
	zero/Low Impact - no Medium Impact - significar required required	✓ Previous industrial use (contamination feasible). Part of waste site.		v required Nedium impact - no imitigation mitigation required required 20%	ial of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required required	Does the site have any historical or archaeological significance? Previous industrial use.
	High Impact — Suitable for development if infrastructure issues significant mitigation can be resolved.	Part of site is former What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Suitability and Deliverability	High Impact — significant mitigation required	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	act – nt mitigation	Category 1: Significant Constraints Category 2: Category 2: Constraints Constraints Category 2: Constraints Category 2: Constraints Category 2: Category 2: Constraints Category 2: Category 3: Category 4: Category 4: Category 4: Category 5: Category 5: Category 6: Category 6: Category 6: Category 6: Category 7: Category 6: Category 7: Category 6: Category 7: Category 7: Category 8: Catego
	Site is considered Site is considered suitable for development development development development	78		or minimal mitigation required Medium Impact - significant mitigation required required	Access from Neville Road. School places are limited, and new developme exacerbate the issue and potential to further i the existing schools is limited.	Zero/Low Impact - no or minimal mitigation required Medium Impact - significant mitigation required The impact - significant mitigation required required	Site forms private natural greenspace.



Historic Env Category 1: Significant Constraints	Historic Environment and Culture Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed	Does the site have any historical or archaeological significance? No	Green Inf Category 1: Significant Constraints	frastr	frastr
Category 2: Constraints	Grade I/Grade II*Listed Building/Structure Grade II Listed Building/Structure Conservation Area		Category 2: Constraints	Public Open Space/Playing Field/Play Area Natural greenspace Allotment	
	Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation mitigation required required Medium Impact - significant mitigation required required	Public Right of (cycleway/ footpate) Is the proposed development site designated as open space or playing fields?	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor velopment site space or playing space or playing	< <
Flooding Category 1:	Flood Risk Zone 3B (Functional			and Services ity for site traffic generation?	
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area and Source Protection Zone.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	ork
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high)	zero/Low Impact - no or minimal mitigation mitigation required required	Within accessible location.	ocation.	
	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 Site Topography	Ground Conditions & Contamination Site Predominantly Flat Topography	Sloping site, partly landfilled.	Suitability and What is considered	e? Resider	2 -
Topography	Gentle Slope Undulating		How many homes could be provided? How many jobs could the site provide Site Appraisal Conclusion	How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	30dpha
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation mitigation required required		Site is considered suitable for development.	
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				



Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? Yes, local archaeological significance associated with the River Wear, and	nce? Category 1: Historic er Wear, and Significant	Historic Park or Garden (EH List)	The site forms part of the River Wear strategic Green Infrastructure
	adjacent to historic riverside settlements.		Village Green	used to provide sports pitches for Groves (Sport England loss of
World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard	pitches issue).
Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area	<
Category 2: Grade II Listed Building/Structure			Natural greenspace	<
Conservation Area			Allotment	
Archaeological Site (Known & potential)	✓ Zero/Low Impact - no Medium Impact - High or minimal mitigation mitigation required signi	High Impact – significant mitigation	Public Right of Way (cycleway) footpath/bridleway)	Zero/Low Impact - no or minimal mitigation
	- Garion - chanco	red	Green Infrastructure corridor	required
	<	Is the proposed development site designated as open space or playi fields?	Is the proposed development site Yes, as natural designated as open space or playing greenspace on Audit fields?	
Flooding		Infrastructur	Infrastructure and Services	
Category 1: Flood Risk Zone 3B (Functional Significant Floodplain)	The site adjoins the River Wear and includes pockets of 1:30 incidence surface water flooding. Low incidence potential of groundwater	dence	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	
Flood Risk Zone 3A (High Vulnerability)	o.	Is there education/communities? site requirements? What is the broad accessible local shopping services, pulcommunity opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	places to be created, and given the development proposed in the vicinity of this site, a new primary school may be viable.
Category 2: Flood Risk Zone 2(Medium Constraints Vulnerability)	Zero/Low Impact - no Medium Impact - High or minimal mitigation mitigation required signi	High Impact — Topography limits significant mitigation	Topography limits accessibility of site to Pallion Town Centre-	Zero/Low Impact - no or minimal mitigation
	000		distanced from local facilities, though served by Metro Station.	required
Surface Water Flooding – % of land within 1 in 30 incidence (high)	<5%			
Surface Water Flooding – % of land within 1 in 100 incidence (medium)	<5%	<		
within 1 in 1000 incidence (less)	10%			
Critical Drainage Area				
Source Protection Zone				
ound Conc			_	
Site Predominantly Flat Topography	Plateau site. Possible contamination from previous industrial use.	1	e? Resider	
Gentle Clone		How many home	How many lobe could be provided? 650 27dpha	pha
Gentle Slope		How many Jobs C	How many Jobs could the site provide for?	
Undulating		Site Appraisal Conclusion	al Conclusion	
Significant COMAH Development Proximity or	mitigation required		Potentially suitable for development, if issues can be overcome	Site
<i>v</i> ,	idi fiillegation required	significant minigation be overcome.		suitable for
ı	required	red		development
1				
Constraints Landrill Sites, Contaminated land	~			
Minerals Legacy (quarries and coal mining)				
Minerals Safeguarded Area				
buffer zone)				



					Category 2: Constraints		Category 1: Significant Constraints	Landscape a									Present Land Use: Adjacent Uses: Pri	SHLAA Ref:	SLR Ref:
		Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape or Significance		Ancient Woodland	Landscape and Townscape	1						7	Site Photos	d Use: Natural es: Primary sch	95	
		t Historic	icultural Land	Order (TPO)	scape Value		3 cance	2						95		notos	Present Land Use: Natural greenspace Adjacent Uses: Primary school and housing	1.30ha?	Site Area: 0.58 or
<	required	Zero/Low Impact - no or minimal mitigation					No significa			UD	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	~		N 17 //28			Site	Sch	
							No significant issues identified.			Key Designations: UDP L7 School playing fields		No.					Site appraised for:	School	Site Location:
		Medium Impact - mitigation requir					nea.		_							Designations Map	Re		Land at Tho
		t - High Impact - ired significant m								 Adjacent Designations: Residential School Greenspace 			Samuel Sa	norney Close rimary School		ns Map	sidential		Land at Thorney Close Primary
	d	High Impact – significant mitigation								al al	3	0 High The				The second second			rimary
Would the development of the site impact upon the connectivity of habitats?			Category 2: Constraints				Category 1: Significant Constraints	Biodiversity		Cumulative Impact							Is the site Break?	Is the site	
n the nabitats?	species/habitats on or adjacent to the site? Wildlife Corridor	Site (LGS) Are there any known UK protected	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	(SPA) or Special Area of Conservation (SAC)	Advance in the second		tive Impact Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area							in a Settlement	Is the site in the Green Belt?	
	ent to the	ected	llife Site	n or	ure	ecial	ion Area	÷	_								YES NO	NO <	YES
	required	<u>a</u> =			ļ		subject to Ha	City III			Note: This asses need to allocate then his will be process in a ma assisting the reg	5. Assist in the r	4. Preserve the special historic settlements?	3. Prevent merg Washington, Ho the merging ofS Chester-le-Stree	2. Safeguard the encroachment?	1. Check unrest	Would develo	Urban?	Brownfield
							in 6km of the cabitat Regulation	:- Cl	_		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?	special & separato ents?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, ar the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	Safeguard the countryside from further encroachment?	 Check unrestricted sprawl of the built-up area? 	Would development on this site impact upon the five purposes of the Green Belt?	✓ Urbar	d % 50
<	required	Medium Impact - mitigation					subject to Habitat Regulations Assessment (HRA).				hat if there is a for development ugh the Local Plan I be contrary to urban area.	າe urban area?	4. Preserve the special & separate characteristics of historic settlements?	eet and Bournmoor?	n further	he built-up area?	ite impact upon า Belt?	Urban fringe?	Greenfield %
	required	High Impact – significant mitigation					orridor, and is t (HRA).										Impact	Open countryside?	% 50
		i- nitigation					neretore										No impact		

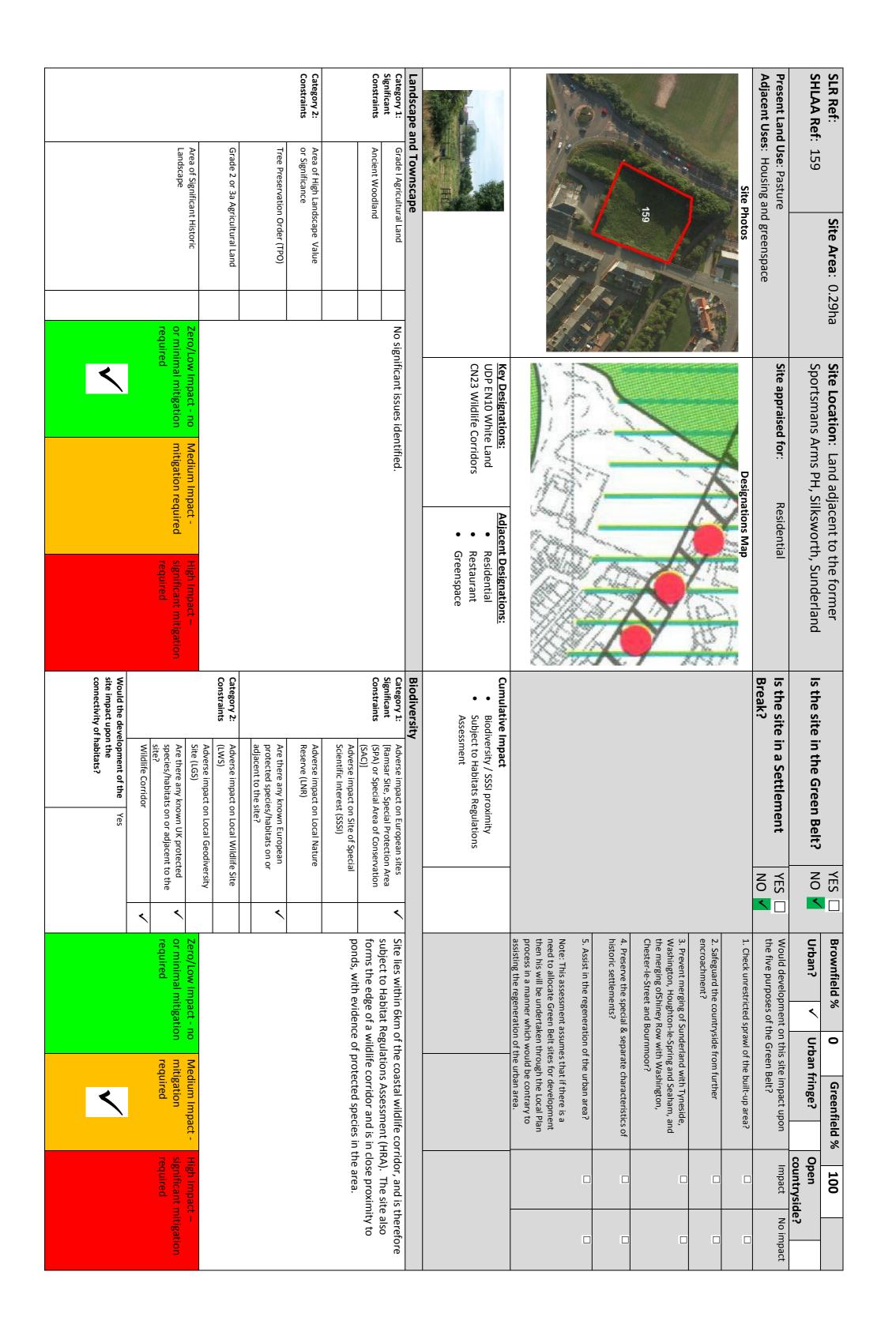
Historic Environment and Culture Category 1: Scheduled Ancient Monume Significant (+ 50m buffer zone if not de	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance?	ll significance?	Category 1: Historic Park or Garden (EH List) Significant Constraints Village Green	r Garden (E+
	World Heritage Site & Setting (+ candidate)			Ceme	Cemetery / Churchyard
	Grade I/Grade II*Listed Building/Structure			Category 2: P Constraints A	Public Open Space/Playing Field/Play Area
Category 2:	Grade II Listed Building/Structure				Natural greenspace
	Conservation Area				Allotment
	Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation mitigation required	High Impact — significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor
		\		Is the proposed designated as o fields?	Is the proposed development site designated as open space or playing fields?
Flooding				Infrastruct	Infrastructure and Services
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Critical Drainage Zone. Le groundwater flooding.	Low incidence potential of	Is there road Is there wate	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site
	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	`	High Impact — significant mitigation	Within accessible location.	ocation.
	Surface Water Flooding – % of land within 1 in 30 incidence (high)	required	required		
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)				
	Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area				
	Source Protection Zone				
Ground Cor	Ground Conditions & Contamination			Suitability and Deliverability	d Deliverabili
Site Topography	Predominantly Flat	✓ No significant issues identified.		What is considered suitable on the site? How many homes could be provided?	could be provided
	Gentle Slope			How many jobs could the site provide for?	ould the site provic
	Steep Slope			Site Appraisal Conclusion	Conclusion
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation mitigation required	High Impact – significant mitigation required	Potentially suitable for development, however access is a significant issue.	able for devel ficant issue.
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				

		Category 2: Constraints	Category 1: Significant Constraints	Landscape ar							Present Land Use: Vacan Adjacent Uses: Housing	SLR Ref: 107	
Area of Significant Historic Landscape	Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land	Area of High Landscape or Significance	Grade I Agricultural Land Ancient Woodland	Landscape and Townscape				000		Site Photos	Present Land Use: Vacant land Adjacent Uses: Housing		
	r (TPO)	Value										Site Area: 16.72ha	
Zero/Low Impact - no or minimal mitigation required			No significant issues identified.		Wey Designations: UDP EN10 White Land						Site appraised for:	Site Location: Sunderland	
Medium Impact - mitigation required			entified.		and Ad	SA38.6				Designations Map		Phases 2-6,	
High Impact – significant mitigation required					jacent Designations: ■ Residential					s Map	Residential	West Pennywell,	
	Cate		Cate Signi Cons	Bio	Curr		<u> </u>	\			ls t Bre	ls t	
Site (LGS) Are there any species/habita site? Would the development of the site impact upon the connectivity of habitats?	Are the protect adjace Category 2: Advers Constraints (LWS) Advers	Scie Adv Res	Category 1: Adversignificant [Rams (SPA) of SAC)] Adversignment (SAC)]	Biodiversity	Cumulative Impact Biodiversity / Subject to Hather Assessment Within Critics						Is the site in a Break?	he site in t	
Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor ppment of the the abitats?	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	Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR)	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation [SAC)] Adverse impact on Site of Special		tive Impact Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area						3 Settlement	Is the site in the Green Belt?	
t to the	or Ife Site	ró i	ites n Area								YES	NO T	
Zero/Low Impact - no or minimal mitigation required			Site lies within 6km subject to Habitat R			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 developme then his will be undertaken through the Local P process in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special 8 historic settlements?	3. Prevent merging of Sunderland with Tynes Washington, Houghton-le-Spring and Seahan the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sp	Would development on this site imp the five purposes of the Green Belt?	Brownfield % Urban? ✓	
Medium Impact - on mitigation required			Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).			5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	special & separate characteristics of ents?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	yside from further	 Check unrestricted sprawl of the built-up area? 	pment on this site impact upon ses of the Green Belt?	100 Greenfield % Urban fringe?	
High Impact – significant mitigation required			corridor, and is it (HRA).				if				Impact	Open countryside?	
mitigation			therefore								No impact	e;	

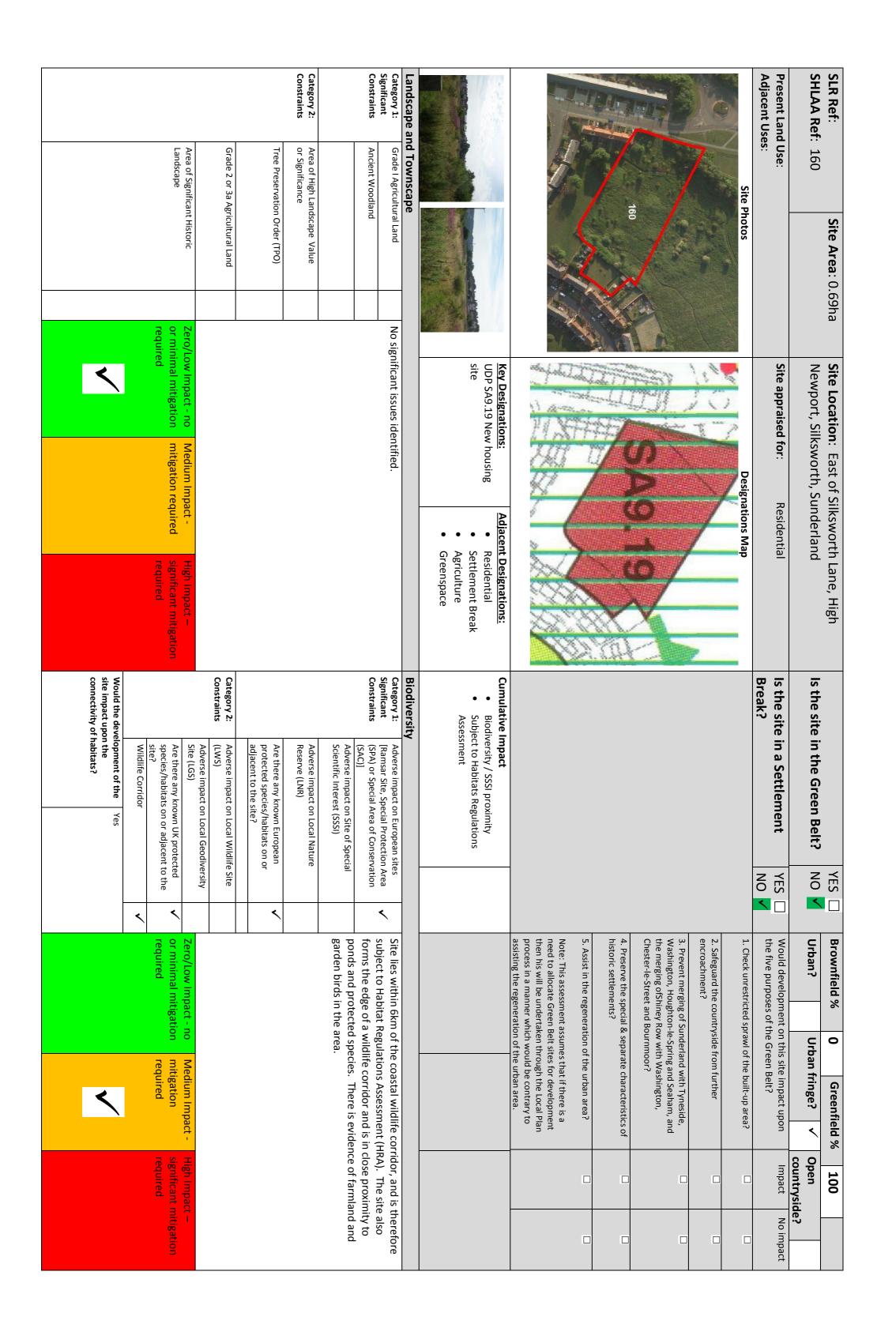
Category 1: Significant Constraints Category 2: Constraints			Topography	Ground Co			Category 2: Constraints			Category 1: Significant Constraints	Flooding				Category 2: Constraints			Category 1: Significant Constraints	Historic Er
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Undulating Steep Slope	Gentle Slope	riegominantly Fiat	amination	Source Protection Zone	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding		Flood Risk Zone 3A (High Vulnerability)	Flood Risk Zone 3B (Functional Floodplain)			Archaeological Site (Known & potential)	Conservation Area	Grade II Listed Building/Structure	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
Zero/Low Impact - no or minimal mitigation mitigation required required			No significant issues identified.	_		<5% <5% <	Zero/Low Impact - no Medium Impact - no or minimal mitigation mitigation required required			The site lies within a Critical Drainage Area and is princidence surface water flooding.			Zero/Low Impact - no					Does the site have any historical or archaeological significance? No.	
High Impact – significant mitigation required						<	High Impact – significant mitigation required			and is partly affected by 1:30			High Impact – significant mitigation required					nificance?	
Suitable for devi	Site Appraisal Conclusion	How many jobs coul	How many homes could be provided?	Suitability and Deliverability			Within accessible location.	What is the broad accessib local shopping services, pu community opportunities?	Is there education/c site requirements?	Is there road capacit Is there water and so requirements?	Infrastructure and Services	Is the proposed development site designated as open space or playing fields?				Category 2: Constraints	_ [Category 1: Significant Constraints	rastrı
Suitable for development if key issues can be overcome.	Conclusion	How many jobs could the site provide for?	build be provided?	Deliverability			ation.	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Is there education/community/health facility capacity for site requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	and Services	space or playing	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Allotment	Natural greenspace	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Historic Park or Garden (EH list) Village Green	icture
can be			515 41dpha					il road network, ion and	oacity for			_	idor			ield/Play		H List)	
Site is considered suitable for development							Zero/Low Impact - no or minimal mitigation required		שות הייטוו.	gere		<u> </u>	Zero/Low Impact - no or minimal mitigation required					No significant issues identified.	
Site is considered potentially suitable for development							Medium Impact - mitigation required			ed access from Chester Road with interim option fo Highways England concern on impact to A19/A183			Medium Impact - mitigation required					entified.	-
Site is not considered suitable for development						<	High Impact – significant mitigation required			th interim option for npact to A19/A183			High Impact – significant mitigation required						

	Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape rec	Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO)	Category 1: Grade Agricultural Land The Significant Constraints Ancient Woodland grade Agricultural Land Grade Gra	Landscape and Townscape				147		Adjacent Uses: Car parking, greenspace Adjacent Uses: Parkland, housing, school Site Photos	SLR Ref: Site Area: 1.86ha SHLAA Ref: 147
	Zero/Low Impact - no or minimal mitigation mitigation required required required		The site contains Tree Preservation Orders, forming the original grounds of Grindon Hall.		Key Designations:Adjacent Designations:UDP EN10 White Land• ResidentialSA9.4 New housing• School• Parkland• Care Home	S				Site appraised for: Residential Designations Map	Site Location : Site of Greenway House, Nookside, Sunderland, SR4 8PQ
Would the development of the site impact upon the connectivity of habitats?	Category 2: Constraints (LWS) Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?	Category 1: Significant Constraints Constraints (SPA) or Special Protection Area (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI)	Biodiversity	 Cumulative Impact Subject to Habitats Regulations Assessment Within Critical Drainage Area 					Break? YES NO	Is the site in the Green Belt? YES ☐
	Zero/Low Impact - no or minimal mitigation required required		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also lies in close proximity to ponds, includes mature trees and there are also protected species present on 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 of Shiney Row with Washington, Chester-le-Street and Bournmoor?	Safeguard the countryside from further encroachment?	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area?	%
	High Impact – significant mitigation required		ridor, and is therefore RA). The site also lies trees and there are also							Impact No impact	Open countryside?

1-Stm suffer zone if not designated Part of the grounds of condon Hall (which setting of non-designated betrage) Styling Contents	Historic Env	Historic Environment and Culture Category 1: Scheduled Ancient Monument	Does the site have any historical or archaeological s	significance?	rastr	ucture Historic Park or Garden (EH List)	The site contains privat	œ
Controlled She A shorted Controlled She A shorted She A shorte	Category 1: Significant Constraints	(+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? Part of the grounds of Grindon Hall. Within setting of non-design assets.	signiticance? of non-designated heritage	· · · · · · · · · · · · · · · · · · ·	k or Garden (EH List)		The site contains private amenity greenspace and woodland, and connects to King George V Park, which forms a north-south Green Infrastructure corridor linking the River Wear towards Silksworth
Contact Contact Contact		World Heritage Site & Setting (+ candidate)			Cemetery /	Churchyard		Recreation Centre.
Condendation Area Cond		Grade I/Grade II*Listed Building/Structure					<	•
Active-chapture districtions of the Common distriction d	Category 2:	Grade II Listed Building/Structure			Natural green	nspace		
Anchemograf Size (Coone & Zero/Low Impact - Including Size (Coone) & Zero/Low Impact - Including Size (Coone) & Zero/Low Impact - Including Size (Coone) & Zero/Low Impact - Including Size (Size (Size (Size))) Flood size Coone Size (Size (Size)) & Zero/Low Impact - Including Size (Size) (Size (Size)) & Zero/Low Impact - Including Size (Size)) & Zero/Low Impact - Including Size (Size) (Size (Size)) & Zero/Low Impact - Including Size (Size)) & Zero/Low Impact - Including Size (Size) (Size (Size)) & Zero/Low Impact - Including Size (Size)) & Zero/Low Impact - Including Size (Size) (Size) (Size (Size)) & Zero/Low Impact - Including Size (Size)) & Zero/Low Impact - Including Size (Size) (S		Conservation Area			Allotment		ļ	
Flood sist Zone 3k (Fig.) Flood sist Zone 2k (Fig.) Flood sist Zone 3k (Fig.) Flood sist Zone 2k (F		Archaeological Site (Known & potential)	v Impact - no lal mitigation	High Impact – significant mitigation required	Public Right (cycleway/ foo Green Infra	of Way htpath/bridleway) structure corridor	<u> </u>	Zero/Low Impact - no or minimal mitigation required
Flood like Zone 38 Flunctional Floodplan Flood like Zone 38 Fluid Flood flood Register					Is the proposed development sit designated as open space or play fields?		-	
Plood Bist Zone 3A (High Vulnerability)	Flooding				Infrastructure and Servi	ces		
Flood lists Zone 2 (Medium Carol Low Impact - Or minimal mitigation Medium Impact - Or minimal mitigat	Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	iage Are	is partly affected by 1:30	Is there road capacity for site tra Is there water and sewerage cap requirements?	ffic generation? acity for site		Upgrade existing access from Nookside
Flood filic kits Zone 2 Medium Impact - volume hall pation Vulnerability Corniminal mitigation Significant miti		Flood Risk Zone 3A (High Vulnerability)			Is there education/community/h site requirements? What is the broad accessibility of local shopping services, public tracommunity opportunities?	ealth facility capacity for the site to local road no ansport, education and	etwork,	etwork,
Surface Water Flooding – % of land within 1 in 30 incidence (high) within 1 incidence (high) wit	Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	v Impact - no lal mitigation	High Impact – significant mitigation required	Within accessible location.			Zero/Low Impact - no or minimal mitigation required
Surface Water Flooding "% of land Within 1 in 1000 incidence fless)		Surface Water Flooding – % of land within 1 in 30 incidence (high)	5%					
Surface Water Flooding —% of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Predominantly Flat Predomina		Surface Water Flooding – % of land within 1 in 100 incidence (medium)	10%	< <				
Source Protection Zone Predominantly Flat Pr		Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	15%	L				
Predominantly Flat Predom		Source Protection Zone						
Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Safeguarded Area High Voltage electricity line(+10m High Voltage electricity line(+10m High Voltage electricity line(+10m High Voltage electricity line(+10m	Ground Cor	nditions & Contamination			Suitability and Deliverak	_		
Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Safeguarded Area High Voltage electricity line(+10m h. iffor zone) Medium Impact - impac	Site Topography	Predominantly Flat			What is considered suitable on the How many homes could be provi	e;	tial 21dpha	tial 21dpha
Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Safeguarded Area High Voltage electricity line(+10m h, offer zone) Steep Slope Zero/Low Impact - no mitigation required required or minimal mitigation mitigation required required required Medium Impact - significant mitigation required required required Notage electricity line(+10m Medium Impact - significant mitigation required required required		Gentle Slope			How many jobs could the site pro	ovide for?		
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m Medium Impact - or mitigation required required Medium Impact - significant mitigation required mitigation required required High Impact - significant mitigation required required		Steep Slope			Site Appraisal Conclusio	3		
	Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Flortricity Pylon (+ 10m buffer zone)	v Impact - no ial mitigation	High Impact – significant mitigation required	Suitable for development, residential but not implem	previous permission nented.	n for	n for Site is considered suitable for development
								,
Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	onstraints	Landfill sites, Contaminated land						<
Minerals Safeguarded Area High Voltage electricity line(+10m		Minerals Legacy (quarries and coal mining)						•
		Minerals Safeguarded Area High Voltage electricity line(+10m						



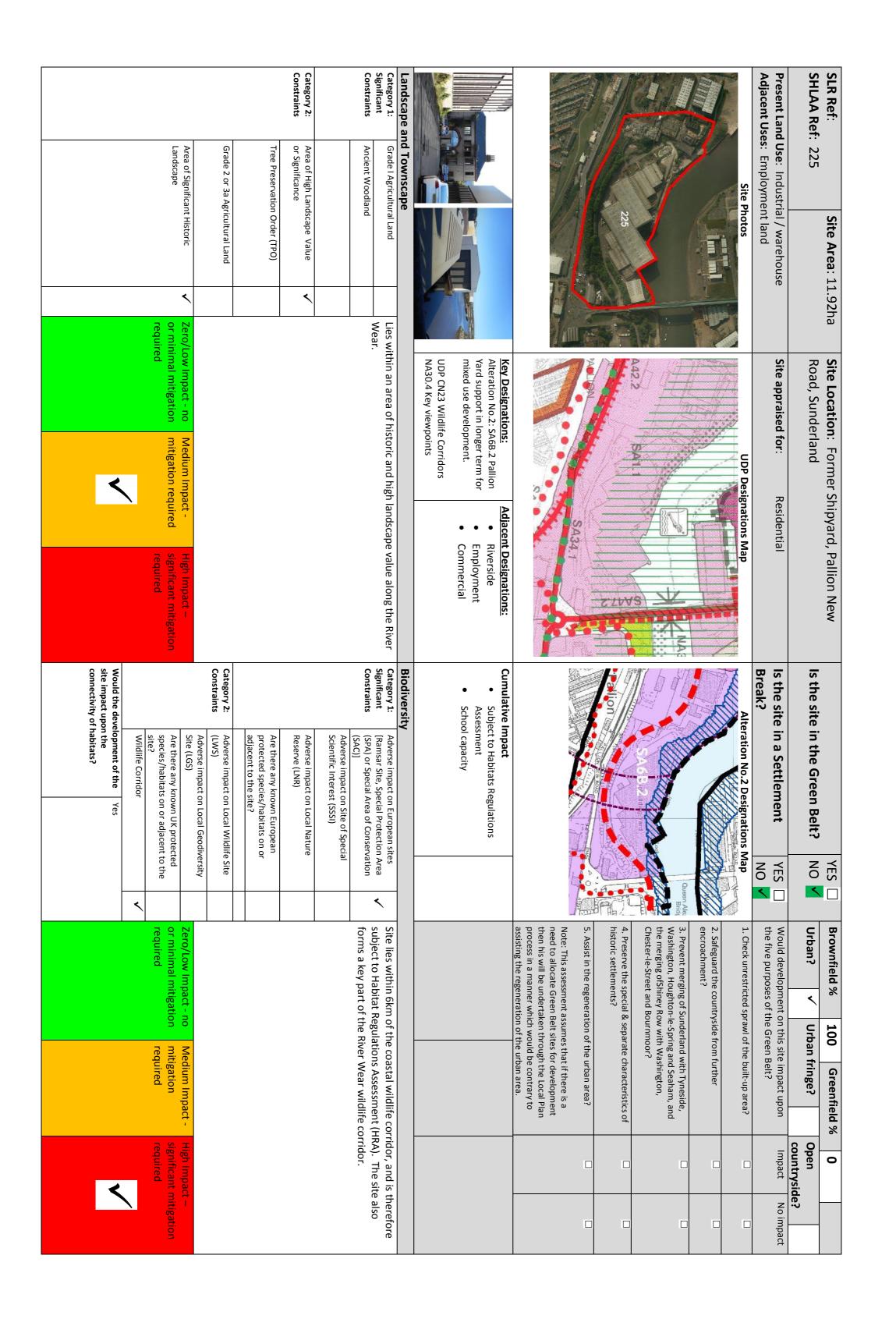
Historic Er Category 1: Significant Constraints Constraints Category 2: Constraints	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure Category 2: Grade II Listed Building/Structure Constraints Conservation Area Contemporation Area Contemporation Area Contemporation Area Contemporation Area Conservation Area	Does the site have any historical or archaeological significance?	al sigr	al significance?	Green Infrastra Category 1: Significant Constraints Category 2: Category 2: Constraints	Green Infrastra Category 1: Significant Constraints Category 2: Category 2: Constraints	Green Infrastructure Category 1: Significant Constraints Cemetery / Churchyard Category 2: Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Green Infrastra Category 1: Significant Constraints Category 2: Category 2: Constraints
onstraints	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation mitigation required	High Impact – significant mitigation required	ion	Is the proposed dev designated as open fields?	Is the proposed dev designated as open fields?	Natural greenspace Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?
Flooding		3			Is the proposed devel designated as open sp fields?	es ng	es ng	es ng
Flooding Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Low incidence potential of groundwater flooding.			Infrastructure a Is there road capacity Is there water and sex	Infrastructure and Services Is there road capacity for site traffic generation Is there water and sewerage capacity for site	apacity for site traffic generation?	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site Access from Dean Terrace, no access via bus gate to north
	Flood Risk Zone 3A (High Vulnerability)				requirements? Is there education/co site requirements? What is the broad acc local shopping service community opportun	requirements? Is there education/community/health facility c site requirements? What is the broad accessibility of the site to low local shopping services, public transport, educations of the site to low local shopping services.	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - rounding in mitigation required required required rounding in mitigation rounding rounding in mitigation rounding in mitigation rounding ro	High Impact – significant mitigation required	٦		Within accessible location.	Within accessible location.	
	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							
Ground Co	amination	Ì			Suitability and L	Suitability and Deliverability What is considered suitable on the site?		
Site Topography	Predominantly Flat	No significant issues identified.		1 1	What is considered su	What is considered suitable on the site? How many homes could be provided?	What is considered suitable on the site? Residential How many homes could be provided? 12 41dpha	Resider 12
	Gentle Slope Undulating				How many jobs could Site Appraisal Co	How many jobs could the site provide for? Site Appraisal Conclusion	How many jobs could the site provide for? Site Appraisal Conclusion	How many jobs could the site provide for? Site Appraisal Conclusion
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no	High Impact – significant mitigation required	ח				
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)							



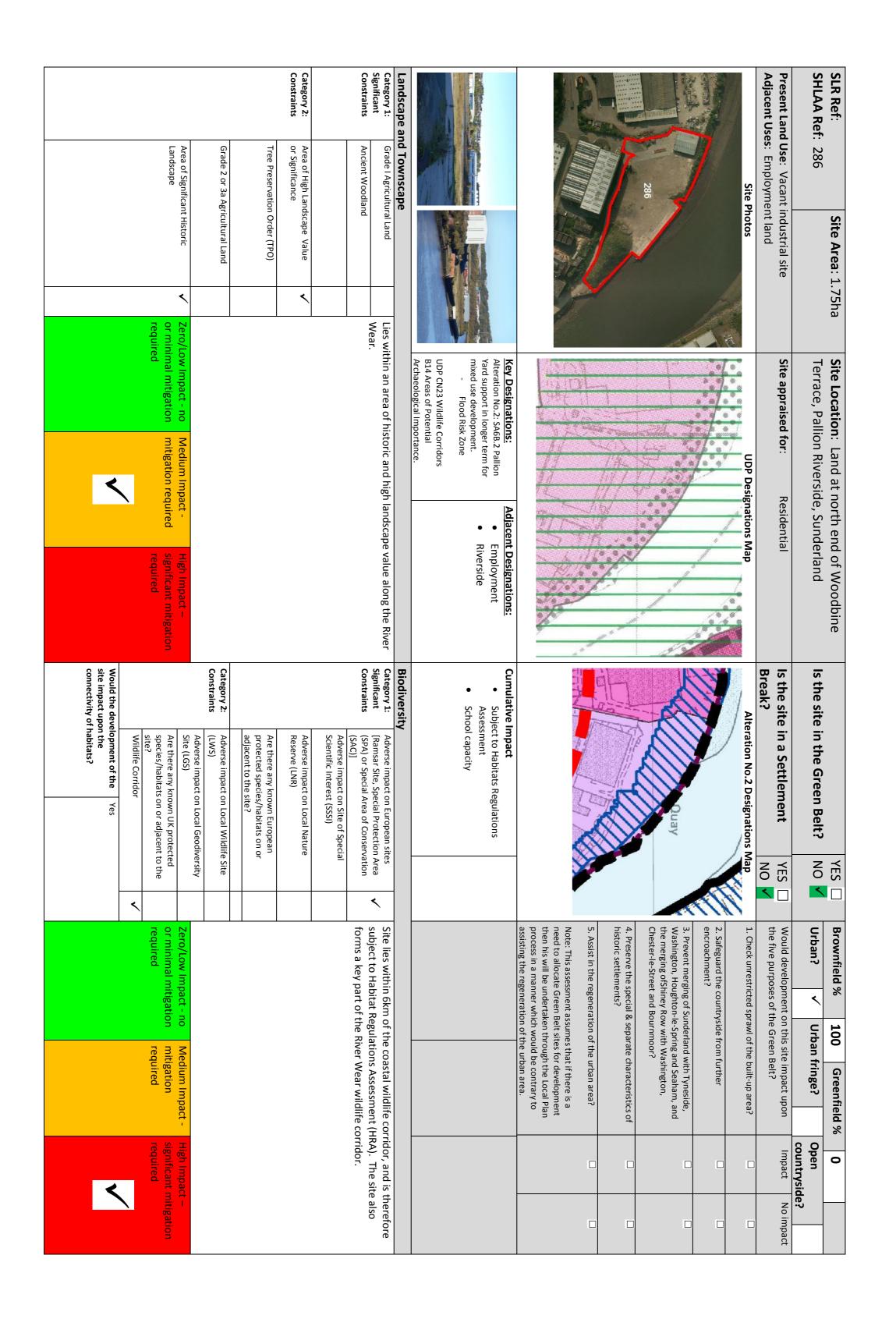
Conment and Culture Does the site have any historical or archaeological significance? Category 1: Significant Category 1: Significant Category 2: Category 2: Significant Constraints Historical or archaeological significance? Category 1: Significant Category 2: Category 2: Constraints Millage Medium impact - no mitigation required Medium impact - no mitigation required Medium impact - no mitigation required High Impact - Nouns into a constraints Medium impact - no mitigation required High Impact - Nouns into a constraints Medium impact - no mitigation required High Impact - Nouns into a constraint sequired Impact - Nouns into a constraint sequired
--

				Category 2: Constraints		Constraints		Landscape an						Adjacent Ose	Present Land Use:	SLR Ref: SHLAA Ref:
	Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape Value or Significance		Ancient Woodland	Grade I Agricultural Land	and Townscape				171		Site Photos	Use: Amenity greenspace	171 S
		Land	der (TPO)	ape Value										tos	reenspace	Site Area: 0.40ha
<	or minimal mitigation required						No significant issues identified.		Key Designations: UDP SA9.7 New housing site						Site appraised for:	Site Location: Former F New Road, Sunderland
	mitigation required						tified.				1			UDP Designations Map		Former Pallion nderland
	ed significant mitigation required								 Adjacent Designations: Residential Greenspace Commercial 				200	tions Map	Residential	Site Location : Former Pallion Station site, Pallion New Road, Sunderland
Would the development of the site impact upon the connectivity of habitats?		Category 2: Constraints				Constraints		Biodiversity	• Biodiversity • Bodiversity • Subject to Harassessment • School capac	900 100 100 100 100 100 100 100 100 100				Break? Alter	Is the site in a	Is the site ii
pment of the No. the ibitats?	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)	(SPA) or Special Area of Conservation (SAC)	Adverse impact on European sites		tive Impact Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity	IVNDHURS	VICTORY ST			Alteration No.2 Designations Map	n a Settlement	Is the site in the Green Belt?
	tected ent to the	dlife Site odiversity	an on or	:ure	ecial	servation	4			7	13 1		9	Is Map	YES 🗆	YES
	or minimal mitigation required					subject to Habitat Re	Site lies within 6km o			Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special & separate characteristics of historic settlements?5. Assist in the regeneration of the urban area?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Brownfield % Urban?
<	mitigation required					subject to Habitat Regulations Assessment (HRA).	f the coastal wildlife co			ssessment assumes that if there is a cate Green Belt sites for development be undertaken through the Local Plan manner which would be contrary to regeneration of the urban area.	eparate characteristics of n of the urban area?	derland with Tyneside, -Spring and Seaham, and with Washington, rnmoor?	de from further	wl of the built-up area?	this site impact upon Green Belt?	O Greenfield % Urban fringe?
	significant mitigation required	Lich				HRA).	Site lies within 6km of the coastal wildlife corridor, and is therefore								Impact No impact	6 100 Open countryside?

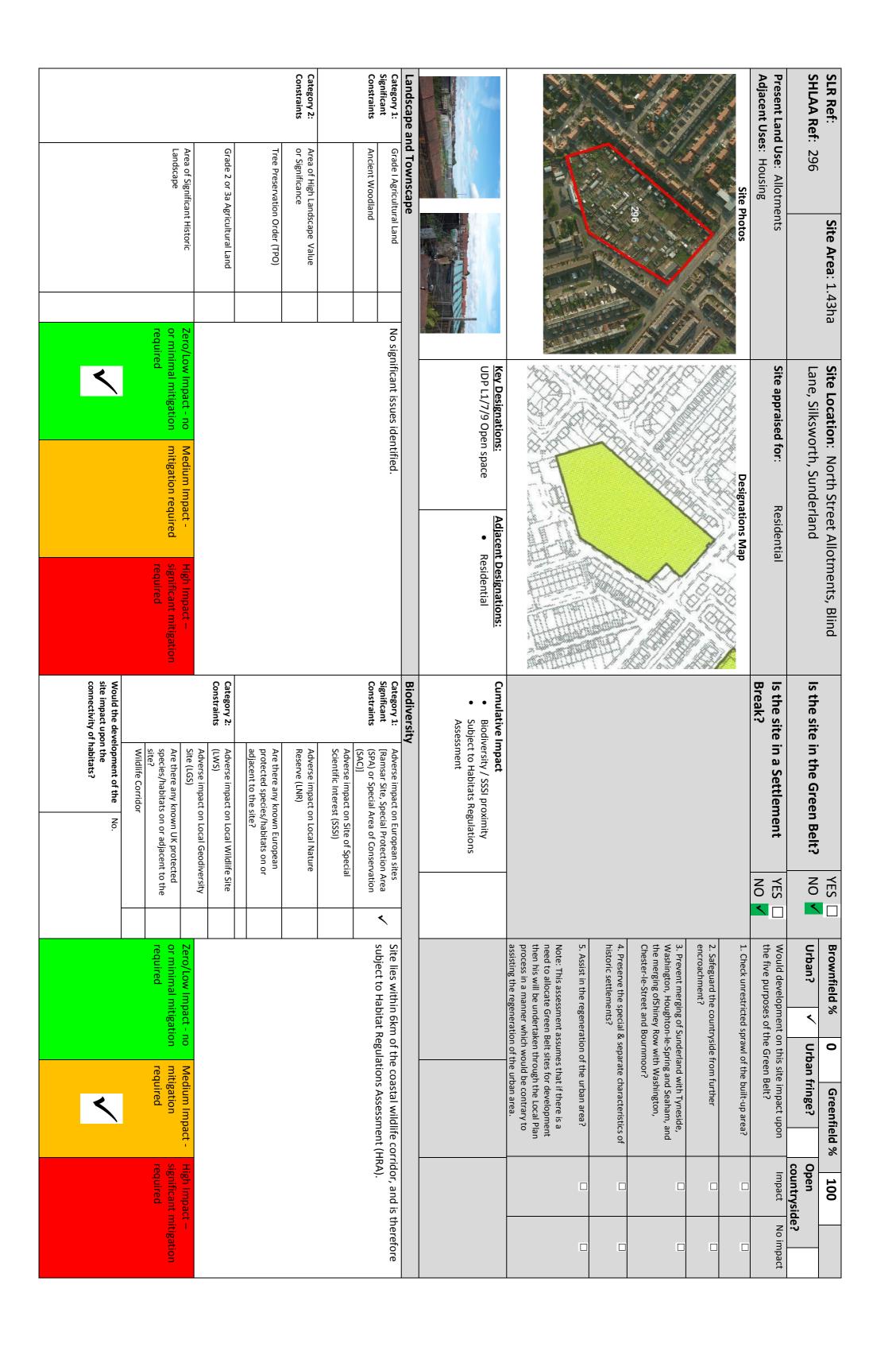
Historic Env Category 1: Significant	Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance?
Significant Constraints	(+ 50m buffer zone if not designated)	Local archaeological significance – former railway station site
	World Heritage Site & Setting (+ candidate)	
	Grade I/Grade II*Listed Building/Structure	
Category 2:	Grade II Listed Building/Structure	
	Conservation Area	
	Archaeological Site (Known & potential)	✓ Zero/Low Impact - no or minimal mitigation mitigation required required required
		_
Flooding		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Low incidence potential of groundwater flooding.
	Flood Risk Zone 3A (High Vulnerability)	
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required required required
	Surface Water Flooding – % of land within 1 in 30 incidence (high)	
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	
	Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	~
	Source Protection Zone	
Ground Cor	Ground Conditions & Contamination	
Site Topography	Predominantly Flat	✓ No significant issues identified.
	Gentle Slope	
	Steep Slope	
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	zero/Low Impact - no or minimal mitigation mitigation required required required Medium Impact - significant mitigation required required
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining)	<
	High Voltage electricity line(+10m	



Category 1: Significant Constraints Category 2: Constraints	Site	Ground Co	Constraints	Flooding Category 1: Significant Constraints	Constraints	Category 2:	Significant Constraints	Historic Env
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Predominantly Flat Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination	Vulnerability) Groundwater Flooding Surface Water Flooding –% of land within 1 in 30 incidence (high) Surface Water Flooding –% of land within 1 in 100 incidence (medium) Surface Water Flooding –% of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Conservation Area Archaeological Site (Known & potential)	Grade I/Grade II*Listed Building/Structure Grade II Listed Building/Structure	(+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate)	Historic Environment and Culture Category 1: Scheduled Ancient Monument
7.0.1		-	5%	< <		<	< 5 (0.1	
Zero/Low Impact - no Vor minimal mitigation mrequired	Plateau site. Potential con		or minimal mitigation mrequired	Part of the site falls within the functional floodplain of the River Wear, and the site includes pockets of 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Zero/Low Impact - no		Site is adjacent and within setting of grade II listed Queen Alexander Bridge. Local archaeological significance relating to shipbuilding and historic riverside village.	Does the site have any historical or archaeological significance?
Medium Impact - mitigation required	Potential contamination from industrial uses.		mitigation required	the functional floodplaiets of 1:30 incidence sur	Medium Impact - mitigation required		tting of grade II listed Quence relating to shipbuilding	rical or archaeological sigr
High Impact – significant mitigation required	rial uses.		rign impact— significant mitigation required	floodplain of the River Wear, dence surface water flooding. looding.	High Impact – significant mitigation required		listed Queen Alexander Bridge. hipbuilding and historic riverside	ificance?
Currently allo Employment site could po Following con site may be s	What is consider How many hom How many jobs	Suitability a	Topography limi facilities	Infrastructure and S Is there road capacity for si Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is the proposed designated as of fields?	Category 2: Constraints	Significant Constraints	Green Infrastructure Category 1: Historic
Currently allocated for employment land- Employment Land Review recommends that the site could potentially be allocated for other uses. Following completion of new highway projects the site may be suitable for residential development	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Suitability and Deliverability	Topography limits accessibility of site to local centres and facilities	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	Public Open Space/Playing Field/Play Area Natural greenspace	Village Green Cemetery / Churchyard	Structure Historic Park or Garden (EH List)
Site is considered suitable for development			zero/Low impact - no or minimal mitigation required	Access from new major road scheme, design in progress. School places are limited, and new developments in this exacerbate the issue and potential to further increase th the existing schools is limited.	Zero/Low Impact - no or minimal mitigation required			The site lies within the R
Site is considered potentially suitable for development			medium impact - mitigation required	n new major road scheme, design in progress. es are limited, and new developments in this area will the issue and potential to further increase the capacit schools is limited.	Medium Impact - mitigation required		מאכן איכם סומניפור	within the River Wear strategic Green Infrastructure
Site is not considered suitable for development			significant mitigation required	new major road scheme, design in progress. es are limited, and new developments in this area will the issue and potential to further increase the capacity of schools is limited.	High Impact – significant mitigation required			reen Infrastructure



Category 1: Health 8 Significant COMAH Constraints Electrici Category 2: HSE COI Constraints Mineral Mineral Mineral High Vo	Gen Und	Ground Condition Site Pred Topography	Category 2: Pioo Constraints Vuln Grou Surfa with Surfa with Surfa Critia Sour		Category 2: Grac Constraints Cons Arch pote	Historic Environ Category 1: Sche Significant (+ 50 Constraints Wor cand Grac Builc
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination Site Predominantly Flat Topography	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) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
zero/Low Impact - no or minimal mitigation mitigation required		✓ No significant issues identified.	vero/Low Impact - no Medium Impact - or minimal mitigation mitigation required required 7% 10%	The northern edge of the site forms the edge of the River Wear. Part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required required Medium Impact - mitigation required	Does the site have any historical or archaeological significance? Local archaeological significance relating to shipbuilding and historic riverside village.
High Impact – significant mitigation required			High Impact — significant mitigation required	ge of the River Wear. Part of e water flooding. Low	High Impact – significant mitigation required	ical significance? building and historic riverside
Currently allocated for employment land- Employment Land Review recommends the site could potentially be allocated for other than the site may potentially be suitable for redevelopment	How many jobs could the site provide for? Site Appraisal Conclusion	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided?	Topography limits accessibility of site to local centres and facilities	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road ne local shopping services, public transport, education and 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 Infrastructure Category 1: Significant Constraints Cemetery / Cl Category 2: Constraints Constraints Public Open Sp Area
Currently allocated for employment land- Employment Land Review recommends that the site could potentially be allocated for other uses. The site may potentially be suitable for residential development	for?	rability on the site? Residential Residen	ty of site to local centres and	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?	Way intridice (control or	Historic Park or Garden (EH List) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
Site is considered suitable for development		a .	Zero/Low Impact - no or minimal mitigation required	Access from School place exacerbate the existing	Zero/Low Impact - no or minimal mitigation required	The site lies within the F corridor.
Site is considered potentially suitable for development			Medium Impact - mitigation required	road scheme, design ir d, and new developme d potential to further ir mited.	Medium Impact - mitigation required	within the River Wear strategic Green Infrastructure
Site is not considered suitable for development			High Impact – significant mitigation required	n new major road scheme, design in progress. es are limited, and new developments in this area will the issue and potential to further increase the capacity of schools is limited.	High Impact – significant mitigation required	reen Infrastructure



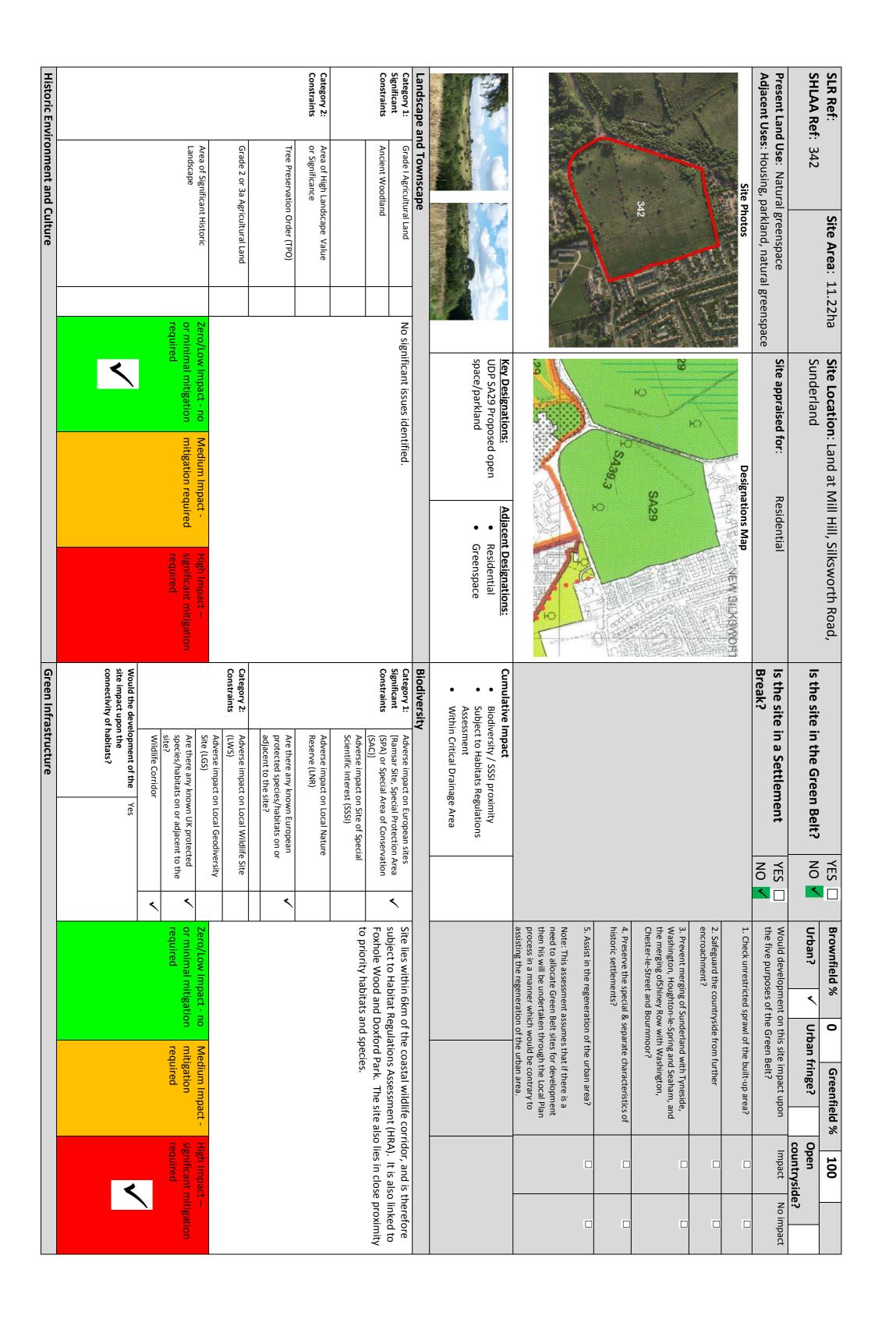
Category 1: Significant Constraints Category 2: Constraints			Topography	Site	Ground Co								Constraints	Category 2:			Significant Constraints	Category 1:	Flooding					Category 2:			Constraints	Category 1: Significant	Historic En
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Steep Slope	, rō		Predominantly Flat	Ground Conditions & Contamination	Source Protection Zone	Critical Drainage Area		Surface Water Flooding – % of land				Groundwater Flooding	Flood Risk Zone 2(Medium	:	Flood Risk Zone 3A (High Vulnerability)	Floodplain)	Flood Risk Zone 3B (Functional	-		potential)	Archaeological Site (Known &	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
required Medium Impact - no or minimal mitigation mitigation required		<u> </u>		No significant issues identified.				30%		25%	20%	required	or minimal mitigation mitigation required	Zero/Low Impact - no Medium Impact -				The site is affected by 1:30 incidence surface wat		<	required mitigation mitigation required							Does the site have any historical or archaeological significance?	
High Impact – significant mitigation required									~			required	significant mitigation	High Impact —				ce water flooding.			significant mitigation required	High Impact –						ignificance?	
Not suitable for devel space and allotments.	Site Appraisal Conclusion	How many jobs co	How many homes	What is considere	Suitability an									Within accessible location	What is the broad accessib local shopping services, pu community opportunities?	Is there education/ site requirements?	Is there water and requirements?	Is there road capa	Infrastructur	Is the proposed development site designated as open space or playi fields?					Category 2: Constraints		Constraints	Category 1: Significant	Green Infrastructure
Not suitable for development, designated open space and allotments.	l Conclusion	How many jobs could the site provide for?	How many homes could be provided?	What is considered suitable on the site?	Suitability and Deliverability									location	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	ls there education/community/health facility capacity for site requirements?	Is there water and sewerage capacity for site requirements?	Is there road capacity for site traffic generation?	Infrastructure and Services	ng	Green Infrastructure corridor	Public Right of Way	Allotment	Natural greenspace	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Village Green	Historic Park or Garden (ен ust)	ructure
ated open			32 25dpha	Allotments / open space											al road network, tion and	pacity for		.5		Yes, as allotments	idor		<		=ield/Play ✓			EH List)	
Site is considered suitable for development				n space								required	or minimal mitigation	Zero/Low Impact - no				Access from existing ro			or minimal mitigation required	Zero/Low Impact - no	1		1			The entire site provides allotments.	
Site is considered potentially suitable for development										<		required	mitigation	Medium Impact -				existing road network			mitigation required	Medium Impact -						s allotments.	
Site is not considered suitable for development												required	significant mitigation	High Impact –						<	significant mitigation required	High Impact –							

	Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Category 2: Area of High Landscape Value Constraints or Significance	Constraints Ancient Woodland	5	l andscane and Townscane					324		Site Photos	Present Land Use: Natural greenspace Adjacent Uses: Housing	SHLAA Ret: 324	Site
	Zero/Low Impact - no or minimal mitigation required	and	0)	ue <	area of Humblec	The site lies with		Wey Des UDP EN: B14 Are: Archaeo								Tudor	Area: 2.40ha Site Lo
<	t - no Medium Impact - mitigation required				Humbledon Hill (Magnesian Limestone outcrop) and the wider urban area of Humbledon/Tunstall/Ashbrooke.	The site lies within an area of high landscape value, forming part of		Key Designations: UDP EN10 White Land B14 Areas of Potential Archaeological Importance						Designations Map	Site appraised for: Residential	Tudor Grove, Humbledon, Sunderland	Location: Land east of Du
C 8. <	High Impact – significant mitigation required	0.0						Adjacent Designations: ■ Residential									oad and
Would the development of the No. site impact upon the connectivity of habitats?	Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Category 2: Adverse impact on Local Wildlife Site Constraints (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Constraints (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI)		Bindiversity	 Cumulative Impact Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area 							Is the site in a Settlement Break?	Is the site in the Green Belt?	
	ted 🗸	e Site ersity	<u> </u>		al <	_									YES	NO NO	YES
	Zero/Low Impact - no Mor minimal mitigation mrequired re				subject to Habitat Regulations Assessment (HRA). and species are present on site and in close proxim Site also lies in close proximity to a geological SSSI.	Site lies within 6km of the c			Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	5. Assist in the regeneration of the urban area?	4. Preserve the special & separate characteristics of historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Urban? V Urban	Brownfield % 0
	Medium Impact - High Impact - significant mi required required				subject to Habitat Regulations Assessment (HRA). Priority habitats and species are present on site and in close proximity to the area. Site also lies in close proximity to a geological SSSI.	Site lies within 6km of the coastal wildlife corridor, and is therefore			hat if there is a for development gh the Local Plan be contrary to urban area.	e urban area?	e characteristics of	d with Tyneside, and Seaham, and Vashington,	n further	ne built-up area?	te impact upon Impact ו Belt?	Urban fringe? Open countryside?	Greenfield % 100
*	High Impact – significant mitigation required				rity habitats o the area.	is therefore									No impact	side?	

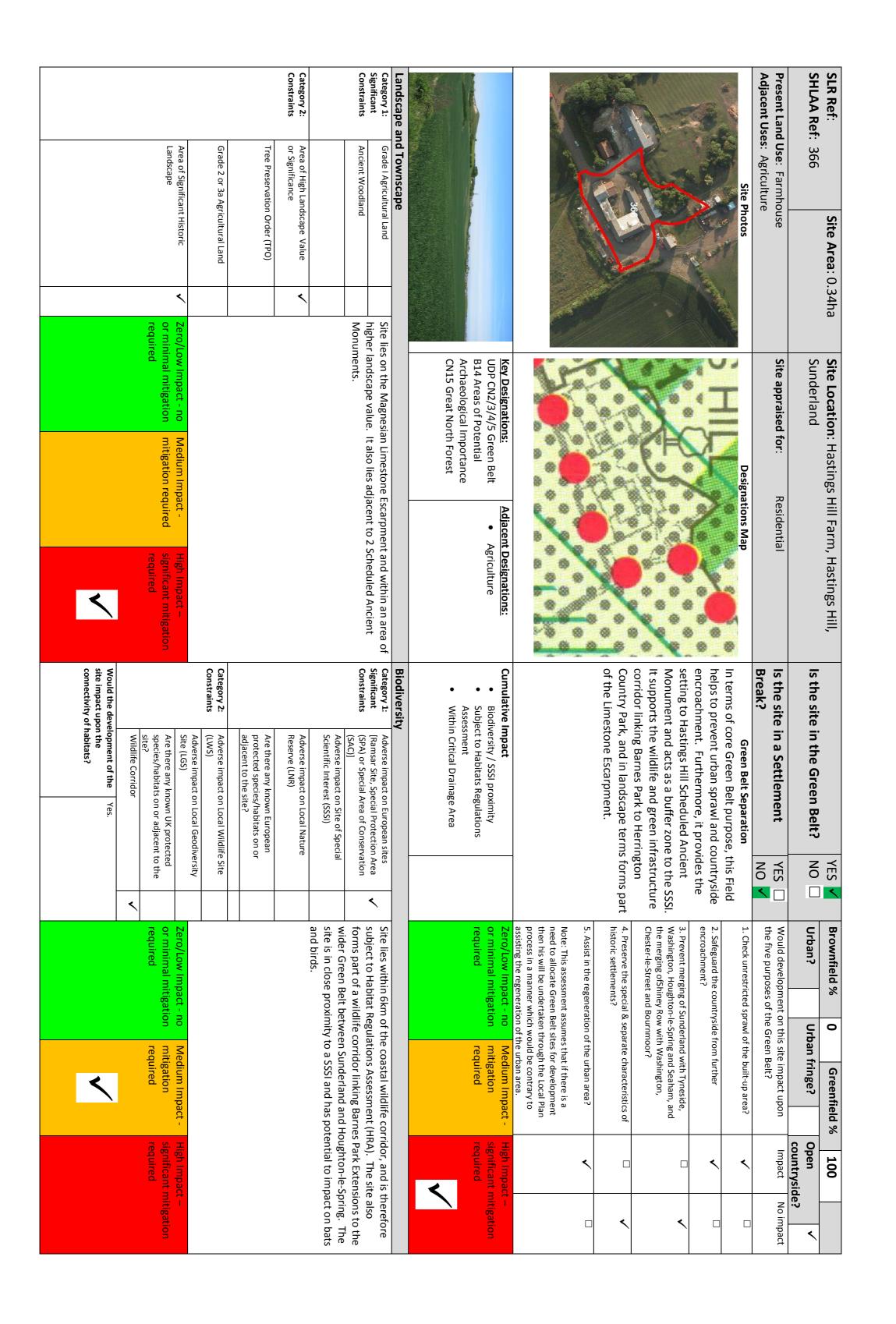
		Category 2: Constraints		Significant Constraints	Category 1:				Topography	Site	Ground Co.								Constraints			Category 1: Significant Constraints	Flooding					Category 2: Constraints			Constraints	Category 1:
Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Minerals Legacy (quarries and coal mining)	HSE COMAH Middle or Outer Zone Landfill sites. Contaminated land	Electricity Pylon (+ 10m buffer zone)	COMAH Development Proximity or Inner Zone	Health & Safety Executive (HSE)	Steep Slope	Undulating	Gentle Slope		Predominantly Flat	Ground Conditions & Contamination	Source Protection Zone	Critical Drainage Area	within 1 in 1000 incidence (less)	within 1 in 100 incidence (medium)	Surface Water Flooding – % of land	Surface Water Flooding – % of land within 1 in 30 incidence (high)	Groundwater Flooding	Vulnerability)		Flood Risk Zone 3A (High Vulnerability)	Flood Risk Zone 3B (Functional Floodplain)			potential)	Archaeological Site (Known &	Conservation Area	Grade II Listed Building/Structure	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	(+ onli bullet zoile ii not desißilated)	Category 1: Scheduled Ancient Monument
				0	2	<				S			<					<u>ر</u>	0 0			FS			7.0	<u>۷</u>					<	
			required	al mitigation	Zero/Low Impact - no				-	Steeply sloping site, difficult to develop.									zero/Low Impact - no or minimal mitigation			Site lies within a Critical Drainage Area and includes a covered reservo Part of the site has a low incidence potential of groundwater flooding.			or minimal mitigation required	Zero/Low Impact - no					Yes, site includes the Humbeldon Hill Scheduled Ancient Monument.	Does the site have any historical or archaeological significance?
				mitigation required	Medium Impact -				-	cult to develop.						<			Medium Impact - mitigation required			Drainage Area and inclu- incidence potential of g			mitigation required	Medium Impact -					eldon Hill Scheduled Ancie	orical or archaeological si
		<u> </u>	required	significant mitigation	High Impact –													required	High Impact — significant mitigation			Site lies within a Critical Drainage Area and includes a covered reservoir. Part of the site has a low incidence potential of groundwater flooding.		<	significant mitigation required	High Impact –					ent Monument.	gnificance?
			constraints ca	development,	Site considere	Site Appraisal Conclusion		How many jobs c	How many home	What is consider	Suitability ar								Within accessible location.	What is the broad accessib local shopping services, pu community opportunities?	Is there education/	Is there road caparity is there water an requirements?	Infrastructur	Is the proposed development site designated as open space or playi fields?					Category 2: Constraints		Significant Constraints	Category 1: Historic
			constraints can be overcome.	, provided that a n	Site considered suitable for residential	al Conclusion		How many jobs could the site provide for?	How many homes could be provided?	What is considered suitable on the site?	Suitability and Deliverability								location.	What is the broad accessibility of the site to local road n local shopping services, public transport, education and community opportunities?	Is there education/community/health facility capacity for site requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Infrastructure and Services	Is the proposed development site designated as open space or playing fields?	(cycleway/ footpath/bridleway) Green Infrastructure corridor	Public Right of Way	Allotment	Natural greenspace	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Village Green	Historic Park or Garden (EH List)
				development, provided that a number of significant	dential			or?	8 4dpha	? Residential										What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	acility capacity for	neration? or site	-	Yes, as natural greenspace.	ure corridor	ау .			Playing Field/Play	hyard		arden (EH List)
	•	<u> </u>	development		Site is considered										•	<		required	or minimal mitigation	<u> </u>		Approved scheme, acco			or minimal mitigation required	Zero/Low Impact - no		<u> </u>				Site provides private natural greenspace.
			development	potentially	Site is considered													required	Medium Impact - mitigation			heme, access from Tudor Grove		<	mitigation required	Medium Impact -						atural greenspace.
			development	suitable for	Site is not considered													required	Significant mitigation			·			significant mitigation required	High Impact –						

	Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Category 2: Area of High Landscape Value Constraints or Significance	Constraints Ancient Woodland		Landscape and Townscape				334		Present Land Use: Care home and convent Adjacent Uses: Housing	SLR Ref: Site Area: 1.17ha SHLAA Ref: 334
<	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required					No significant issues identified.		Key Designations: UDP EN10 White Land					Site appraised for:	a Site Location: Holy Cross Sunderland
	npact - High Impact – required significant mitigation required							Adjacent Designations: Residential					Residential Resignations Man	oss House, Ettrick Grove,
Would the development of the site impact upon the connectivity of habitats?	Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Category 2: Adverse impact on Local Wildlife Site Constraints (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Constraints (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI)	_	Biodiversity	Cumulative Impact Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area	Security Chamber	90 90° 3 6 3		70000	Is the site in a Settlement Break?	Is the site in the Green Belt?
-	<	ersity	<		tion	<			Note: need then h	4. Pres	3. Prevent m Washington, the merging Chester-le-Si	2. Safe	NO Would the fix	YES Brownf NO Urban?
	Zero/Low Impact - no or minimal mitigation required required				proximity to ponds and priority species, and would indirectly impact on a nearby Local Wildlife Site.	Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site is also in			S. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special & separate characteristics of historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	Would development on this site impact upon the five purposes of the Green Belt? 1. Check uprestricted sprawl of the built-up area?	Brownfield % 100 Greenfield % Urban?
<	High Impact – significant mitigation required				would indirectly impact	rridor, and is therefore IRA). The site is also in							Impact No impact	6 0 Open countryside?

Historic Env Category 1: Significant	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
Category 2: Constraints	Grade II Listed Building/Structure Conservation Area
	Archaeological Site (Known & potential)
Flooding	_
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)
Category 2: Constraints	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)
	Source Protection Zone
Ground Cor	amination
Site Topography	Gentle Slope
	Undulating Steep Slope
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)



Category 1: Significant Constraints Category 2: Constraints	Site Topography	Ground Co	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Predominantly Flat Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	Sloping site, steep in places.		zero/Low Impact - no or minimal mitigation mitigation required required	The site falls within a Critical Drainage Area and Zone.	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	Does the site have any historical or archaeological significance? Local archaeological significance. Site is situated just outside the within the setting of Silksworth Hall Conservation Area.
High Impact – significant mitigation required			High Impact – significant mitigation required	and Source Protection	High Impact – significant mitigation required	gical significance? d just outside the boundary and on Area.
Suitable for development. Site subject of outline planning application in 2014	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Suitability and Deliverability	Within accessible location.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? Natural greenspace Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Yes, as natural greenspace fields?	Category 1: Significant Constraints Constraints Cemetery / Churchyard Category 2: Category 2: Public Open Space/Playing Field/Play Area
e Site is considered suitable for development	tial 20dpha		Zero/Low Impact - no or minimal mitigation required	Access from Silksworth Road. Pedestrian connectivity is poor, new infrastructure required	Zero/Low Impact - no or minimal mitigation required	The site provides natural greenspace and forms part of a Green Infrastructure corridor that links Foxhole Wood to Burdon, splitting Silksworth and Doxford Park.
Site is considered potentially suitable for development			Medium Impact - mitigation required	Road. Pedestrian con	Medium Impact - mitigation required	al greenspace and forr that links Foxhole Woo Park.
Site is not considered suitable for development			High Impact – significant mitigation required	nectivity is poor, new	High Impact – significant mitigation required	ms part of a Green od to Burdon, splitting



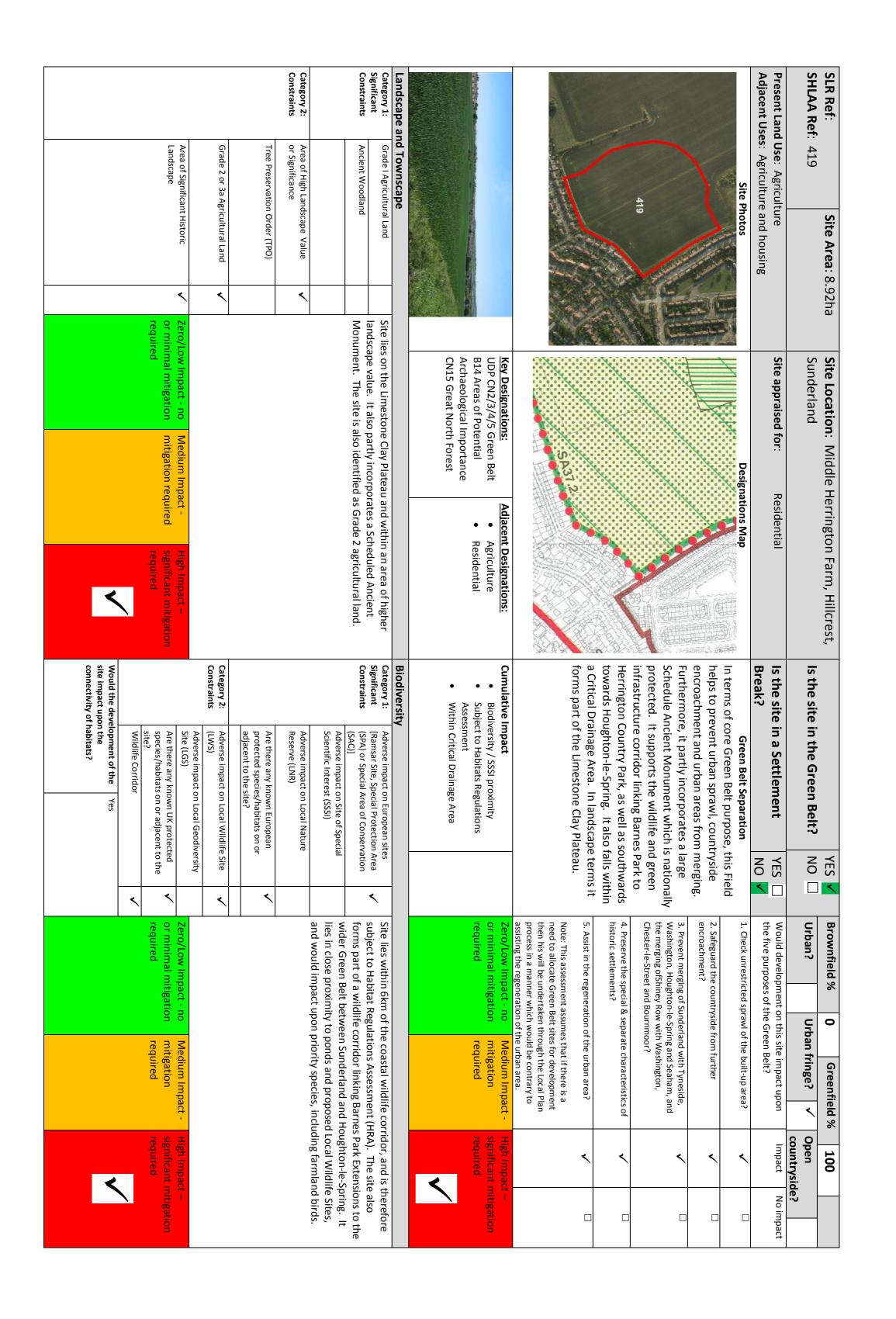
Historic En	Environment and Culture			Green Infrastructure	ure				
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? Yes, local and national archaeological significance. The site lies close to and	significance? The site lies close to and	Category 1: Hist Significant	Historic Park or Garden (єн ust)		The site lies within a Green Infrastructure corridor linking Barne Park Extensions to the Green Belt to the west of Sunderland. A	within a Green Infrastructure corridor linking Barnes ons to the Green Belt to the west of Sunderland. A	ridor linking Barnes of Sunderland. A
Constraints		within the setting of the Hastings Hill Round Barrow, cursus and causeyard enclosure Scheduled Ancient Monuments	, cursus and causeyard	V ,	Village Green		public right of way passes through the site.	s through the site.	
	World Heritage Site & Setting (+ candidate)			Cen	Cemetery / Churchyard				
	Grade I/Grade II*Listed Building/Structure			Category 2: Publi Constraints Area	Public Open Space/Playing Field/Play Area				
Category 2: Constraints	Grade II Listed Building/Structure			Natı	Natural greenspace				
	Conservation Area			Allı	Allotment				
	Archaeological Site (Known & potential)	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	High Impact – significant mitigation	Pub (cycl	Public Right of Way (cycleway/ footpath/bridleway)	. .	Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation	High Impact – significant mitigation
			required	Gre	tructu	<	required	required	required
		<		Is the proposed development site designated as open space or playing fields?	ment site No. se or playing			<	
Flooding				Infrastructure and Services	Services				
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Critical Drainage Area. Low groundwater flooding.	Low incidence potential of	Is there road capacity for site traffic generations there water and sewerage capacity for site requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?		Access from rural lane w	rural lane with poor linkage.	
	Flood Risk Zone 3A (High Vulnerability)			Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	twork,			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	High Impact – significant mitigation required	Site remote from facilities.	es.		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)								
									•
	ē								
Ground Co	Ground Conditions & Contamination			Suitability and Deliverability	liverability				
Site	Predominantly Flat	No significant issues identified.		What is considered suitable on the site?	eż	Agriculture / farm			-
Topography	Gentle Clone			How many homes could be provided?	for 2	41dpha			
	Undulating			Site Appraisal Conclusion	nclusion				
	Steep Slope			_					
Category 1:	Health & Safety Executive (HSE)	Zero/Low Impact - no Medium Impact -	High Impact –	Site forms part of the Green Belt.	he Green Belt.		Site is considered	Site is considered	Site is not considered
Significant	COMAH Development Proximity or		significant mitigation				suitable for	potentially	suitable for
Constraints	Inner Zone Electricity Pylon (+ 10m buffer zone)		required				development	suitable for	development
Category 2:	HSE COMAH Middle or Outer Zone								
Constraints	Landfill sites, Contaminated land								<
	mining)								
	High Voltage electricity line(+10m								
	buffer zone)								

	Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Category 2: Area of High Landscape Value Constraints or Significance	Constraints Ancient Woodland	Category 1: Grade Agricultural Land Significant	landscape and Townscape					37.4		Site Photos	Present Land Use : Police Station Adjacent Uses : Greenspace, fire station, housing	SHLAA Ret: 374	SLR Ref: Site Area: 0.59ha
<	Zero/Low Impact - no					No significant issues identified.	-	Key Designations: UDP SA6.1 New mixed use sites. Adjacen •						Designations Map	Site appraised for: Residential	Road, Sunderland	Site Location: Farringdon
Would the development site impact upon the connectivity of habitats?	High Impact – significant mitigation required	Category 2: Constraints			Constraints	Category 1: Significant	Rindiversity	Adjacent Designations:Cumulative Impact• Greenspace• Biodiversity /• Dual carriageway• Subject to Harriageway• Fire Station• Within Critic						5	al Is the site Break?	Is the site	Police Station, Durham
Would the development of the No. site impact upon the connectivity of habitats?		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)		Adverse impact on European sites [Ramsar Site, Special Protection Area	-	tive Impact Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area							e in a Settlement YES NO	Is the site in the Green Belt? NO	
	Zero/Low Impact - no or minimal mitigation required Zero/Low Impact - no mitigation required				in proximity to ponds and priority species.				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	5. Assist in the regeneration of the urban area?	4. Preserve the special & separate characteristics of historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Urban? V Urban fringe?	Brownfield % 100 Greenfield %
	t - High Impact — significant mitigation required				S.	corridor, and is there					of \Box					Open countryside?	0 % b

From this trace for decoration of the control of th	Historic En Category 1:	Historic Environment and Culture Category 1: Scheduled Ancient Monument	Does the site have any historical or archaeological significance?	ificance?	Green Infrastructure Category 1: Historic	'ucture Historic Park or Garden (EH List)	len (єн цst)	No significant issues identified.	ntified.	
Control Contr	Constraints	(ד סטווו מעוופו לטוופ וו ווטר מראופוומירמ)	NO.		Significant Constraints	Village Green				
Lack Franch Land and Applications and the England Process & Commission of Indigenom Commission Ind		World Heritage Site & Setting (+ candidate)				Cemetery / Churchy	ard			
Convenitor Aria Conven		Grade I/Grade II*Listed Building/Structure			Category 2: Constraints	Public Open Space/Plav Area	ying Field/Play			
Althereford of Section 1997 (Controlled Particles of Section 1997) Food Instance 2017 (Controlled	Category 2:	Grade II Listed Building/Structure				Natural greenspace				
Particular Management Part	Constraints	Conservation Area				Allotment				
Particular places Control of Secret Control										
Redrites (2 are 50 pt gl) Wincepality (2 are 50 pt gl) Wincepality (3 are 50 pt gl) Wincepali		Archaeological Site (Known & potential)	w Impact - no Medium Impact - al mitigation mitigation required	ligh Impact – ignificant mitigation equired		Public Right of Way (cycleway/ footpath/bridl Green Infrastructure	eway) corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Proof sets Zone 36 Functions The site lies within a Critical Drahage Area. Low Incidence patients of Incid				2	Is the proposed dev		0.			i (qui
The site its within a circlaci Drainage Area, Low indeence potential of some count organization and special following in the control of some count organization and section in the count organization			<		Is the proposed devignated as oper fields?	ng	0	<		
Find that Came 3 Minish is a Contract Doding Aven. Low incidence potential of interview and apacty for just and potential of interview and apacty for just and potential of interview a	Flooding				Infrastructure	and Services				
Flood Risk Zone 2 (Neigh Intel)	Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	ritical Drainage Area.	cidence potential of	Is there road capac Is there water and a	ity for site traffic general sewerage capacity for site	ation?	Residential developmer	ıt accessible from exi	sting roads
Food 8ks 2ne 2Medium Paget - Medium Impact - or minimal mitigation required Surface Water Fooding - No find Surface Water Food		Flood Risk Zone 3A (High Vulnerability)			Is there education/ site requirements?	community/health facil	ity capacity for			
Production Pro					What is the broad a local shopping serv community opport	accessibility of the site t ices, public transport, e unities?	o local road network, ducation and			
Surface Water Flooding - Not finnd Surface Water Flooding - Not finnd within in 30 directed recitation Surface Water Flooding - Not finnd within in 30 directed recitation Surface Water Flooding - Not finnd within in 10 directed recitation Surface Water Flooding - Not finnd within in 10 directed recitation Surface Water Flooding - Not finnd within in 10 directed recitation within 10 directed recitation withi	Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Medium Impact - mitigation required	ligh Impact – ignificant mitigation	Within accessible ld	ocation.		Zero/Low Impact - no or minimal mitigation	Medium Impact -	High Impact — significant mitigation
Surface Water Flooding - No of land within 1 no 2001 circles (price) in 2		Flooding	required	equired				required	required	required
Surface Water Flooding - Sof fland Surface Water Flooding - Sof fland - Surface Water Flooding		Surface Water Flooding – % of land within 1 in 30 incidence (high)								
Surface Water Accounting - Sky of land within 1 in 1000 Incidence (less) Critical Drainage Area V Surfability and Deliverability		Surface Water Flooding – % of land								
Source Protection Zone Source Protection Z		Surface Water Flooding – % of land	<						<	
Source Protection Zone Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? Suitability Suit										
Sultability and Deliverability Sultability Sultabili		Source Protection Zone								
Predominantly Flat Control Slope COMAH Development Proximity or InterZone Electricity Pylon (+ 10m buffer zone) Half InterZone Half Safeguarded Area High Voltage electricity line(+10m Half Safeguarded	Ground Co	nditions & Contamination			Suitability and	Deliverability				
Gentle Slope Undulating Sieep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill Sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Holland Safeguarded Area High Voltage electricity line(+10m buffer zone) Holland Safeguarded Area High Voltage electricity line(+10m buffer zone) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Holland Safeguarded Area High Voltage electricity line(+10m buffer zone) Holland Safeguarded Area High Voltage electricity line(+10m buffer zone) Holland Safeguarded Area High Voltage electricity line(+10m buffer zone) Holland Safeguarded Area High Voltage electricity line(+10m buffer zone) Holland Safeguarded Area High Voltage electricity line(+10m buffer zone) Holland Safeguarded Area High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+	Site				What is considered	suitable on the site?	Residential			
Gentle Slope Gent	Topography				How many homes	could be provided?	30			
Steep Slope St		Gentle Slope			How many jobs cou	uld the site provide for?	F			
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Safeguarded Area High Voltage electricity line(+10m High Voltage electricity line(+10m High Voltage electricity line(+10m High Voltage electricity line(+10m Medium Impact - Mitigation required Site is considered significant mitigation required significant mi		Steep Slope Steep Slope			Site Appraisal	Conclusion				
COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Lagacy (quarries and coal buffer zone) High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) High Voltage electricity line(+10m buffer zone) Winerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Winerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Winerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Winerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Winerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Category 1:	Health & Safety Executive (HSE)	Medium Impact -	ligh Impact –	Potentially suit	able for developme	nt	Site is considered	Site is considered	Site is no
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	v Impact - no Medium Impact - nal mitigation mitigation required	ligh Impact – ignificant mitigation equired	Potentially suit	able for developme	ent Pint	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal							<	
High Voltage electricity line(+10m buffer zone)		mining) Minerals Safeguarded Area							•	
		High Voltage electricity line(+10m								

Site appraised for: Residential Site appraised for: Residential						tructure	Green Intrastructure				Historic Environment and Culture	nvironme	Historic E
Site Areas © 98ha Site Location Hunter's Lodge, Silksworth Close; Us the site in the Green Belt? NO Less Housing and greenspace Silksworth, Sumderland Silksworth, Sumderland Silksworth Close; Is the site in the Green Belt? NO Less Housing and greenspace Silksworth Close; Residential Silksworth Close; Resi							Cunna Infana				at and Cultura	-	
Site Area: 0.98ha Site Area: 0.98ha Silksworth Close, Silksworth C			<			ent of the ats?	Would the devel site impact upon connectivity of h						
Ref: 384 Site Area: 0.98ha Site Location: Hunter's Lodge, Silksworth Close, Silksworth, Sunderland Silksworth, Sunderland Silksworth, Sunderland Silksworth, Sunderland Silksworth, Sunderland Site appraised for: Residential Site the site in the Green Belt? NO Silksworth, Sunderland Site the site in a Settlement VES Residential Site the site in a Settlement VES Residential Site the site in a Settlement VES Residential Site appraised for: Residential Site preactions Map Comprise Residential Site preactions Map Residential Site preactions						Wildlife Corridor							
Site Area: 0.98ha Site Location: Huntler's Lodge, Silksworth Close, Is the site in the Green Belt? VC Image: 384 Silk expraised for: Residential Representations Map	nt mitigation	significar required	mitigation required		<	Are there any known UK protected species/habitats on or adjacent to the site?		ired		or minit required	à	Lalidac	
Site Area: 0.98ha Site Acea: 0.98ha Silksworth, Sunderland Silksworth,	act –	High Imp	Medium Impact -			Adverse impact on Local Geodiversity Site (LGS)				Zero/Lo	f Significant Historic	Area of	
Site Area: 0.98ha Site Location: Hunter's Lodge, Silksworth Close, Is the site in the Green Belt? No Silksworth Close, Residential Close,					<	Adverse impact on Local Wildlife Site (LWS)	1				2 or 3a Agricultural Land	Grade 2	
Site Area: 0.98ha Site Location: Hunter's Lodge, Silksworth Close, Is the site in the Green Belt? No Is the site in the Green Belt? No Is the site in a Settlement No Is the site in the Green Belt? No Is the site in the State in the Stat					<	Are there any known European protected species/habitats on or adjacent to the site?				<	reservation Order (IPO)	Tree Pr	
Site Area: 0.98ha Site Location: Hunter's Lodge, Silksworth Close, Is the site in the Green Belt? NO Is the site in the Green Belt? NO Is the site in a Settlement VES Is the site in the Green Belt? VES Is the site						Adverse impact on Local Nature Reserve (LNR)					andscape	Area of or Signi	Category 2: Constraints
Site Area: 0.98ha Site Location: Hunter's Lodge, Silksworth Close, Ref: 384 Silk Area: 0.98ha Silksworth, Sunderland Silk Silksworth, Sunderland Silksworth, Sunderlan	proposed	a SSSI dillu d	na priority species, a	Local Wildlife Site.		Adverse impact on Site of Special Scientific Interest (SSSI)							
Site Area: 0.98ha Site Location: Hunter's Lodge, Silksworth Close, Red In the Green Belt? Silksworth Close, Silksworth	ture trees, lies	(HKA). It is a notice mate of the control of the co	ford Park. The site in	Foxhole Wood and Doxfi	•	(SPA) or Special Area of Conservation (SAC)]	Constraints				t Woodland	Ancient	Constraints
e Area: 0.98ha Site Location: Hunter's Lodge, Silksworth Close, Silksworth, Sunderland Silksworth Silksworth, Sunderland Silksworth, Sun	is therefore	orridor, and	he coastal wildlife co	Site lies within 6km of th		Adverse impact on European sites [Ramsar Site. Special Protection Area	Biodiversity Category 1: Significant		f the site is subject to Tree Pres	Much o	Nnscape I Agricultural Land	an	Category 1: Significant
e Area: 0.98ha Site Location: Hunter's Lodge, Silksworth Close, Silksworth, Sunderland Silksworth, Sunderland Site appraised for: Residential Designations Map Designations Map Addiscent Designations Mo ✓ Urban? ✓ Urban fringe? Countryside Urban? ✓ Urban fringe? Countryside Would development on this site impact upon Impact In Clinick uncontentual sprawl of the built-up area? 1. Clinick uncontentual sprawl of the built-up area? In Clinick uncontentual sprawl of the built-up area? In Prevent merging of Sunderland with Twestde, Washington, Houghton,							!					•	•
Site Location: Hunter's Lodge, Silksworth Close, Silksworth, Sunderland Site appraised for: Residential Site in the Green Belt? Site appraised for: Residential Site in a Settlement Preak? No VES Urban? Vibran fringe? Open countryside from further encountryside sprawl of the built-up area? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further energing of Sample from Settlements? 3. Prevent merging of Sample from Settlements? 4. Preserve the special 8 separate characteristics of his core settlements? 5. Assist in the regeneration of the urban areas? 4. Preserve the special 8 separate characteristics of his core settlements? 5. Assisting the regeneration of the urban areas? 1. Check unrestricted sprawl of the urban areas? 4. Preserve the special 8 separate characteristics of his core settlements? 5. Assisting the regeneration of the urban areas? 1. Check unrestricted sprawl of the urban areas? 1. Check unrestricted sprawl of the urban areas? 2. A Preserve the special 8 separate characteristics of his core settlements? 3. Assisting the regeneration of the urban areas? 4. Preserve the special 8 separate characteristics of his core and source settlements? 5. Assisting the regeneration of the urban areas.						mpact ersity / SSSI proximity It to Habitats Regulations ment Critical Drainage Area	• Biodiv • Subjec • Assess • Within	Adjacent Designations:ResidentialGreenspace	Key Designations: UDP EN10 White Land			6	
Site Location: Hunter's Lodge, Silksworth Close, Silksworth, Sunderland Site strein the Green Beit? Site appraised for: Residential Resi			nes that if there is a ites for development hrough the Local Plan ould be contrary to the urban area.	Note: This assessment assumineed to allocate Green Belt since then his will be undertaken the process in a manner which we assisting the regeneration of t									
e Area: 0.98ha Site Location: Hunter's Lodge, Silksworth Close, Is the site in the Green Belt? Silksworth, Sunderland Site appraised for: Residential Resident			of the urban area?	5. Assist in the regeneration o									
Site Location: Hunter's Lodge, Silksworth Close, Silksworth, Sunderland Site appraised for: Residential Break? Designations Map Designa			arate characteristics of	4. Preserve the special & sepanstoric settlements?					Ю				
Site Location: Hunter's Lodge, Silksworth Close, Silksworth, Sunderland Site appraised for: Break? Site appraised for: Break? Break? Site appraised for: Break? Break? All 18 Brownfield % Formula with site in the Green Belt? Break? Brownfield % Brownfield % Brownfield % Would development on this site impact upon the five purposes of the Green Belt? Countryside 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? Site Location: Hunter's Lodge, Silksworth Close, Is the site in the Green Belt? Deen Countryside 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further Encroachment? Deen Countryside Site Location: Hunter's Lodge, Silksworth Close, Is the site in the Green Belt? Silksworth, Sunderland Deen Countryside Sol Brownfield % Deen Countryside Sol Brownfield % Sol Brown			rrland with Tyneside, wring and Seaham, and ith Washington, noor?	3. Prevent merging of Sunder Washington, Houghton-le-Spr the merging ofShiney Row wil Chester-le-Street and Bournm							384		
e Area: 0.98ha Site Location: Hunter's Lodge, Silksworth Close, Silksworth, Sunderland Is the site in the Green Belt? YES □ Urban? Brownfield % 50 Greenfield % 50 Silksworth, Sunderland Silksworth, Sunderland Is the site in a Settlement enspace YES □ Would development on this site impact upon the Green Belt? Would development on this site impact upon the Green Belt? Would development on this site impact upon the Green Belt? Impact the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area?			from further	2. Safeguard the countryside rencroachment?					111.8				
e Area: 0.98ha Site Location: Hunter's Lodge, Silksworth Close, Silksworth, Sunderland Site appraised for: Residential Site appraised for: Residential Site appraised for: Residential Site appraised for: Residential Break? YES □ Urban? VUrban? VES □ Urban? VES □ Urban? Ves ∪ Urban? Ves ∪ Urban? Ves ∪ Vould development on this site impact upon the Green Belt? NO ✓ Would development on this site impact upon the Green Belt? Would development on this site impact upon the Green Belt?			of the built-up area?	1. Check unrestricted sprawl o				ations Map	Designa		Site Photos		
Site Area: 0.98ha Site Location: Hunter's Lodge, Silksworth Close, Silksworth, Sunderland Site Location: Hunter's Lodge, Silksworth Close, Is the site in the Green Belt? NO YES Urban? Urban? VES U Urban? Versan fringe?	No impact	Impact	nis site impact upon reen Belt?	Would development on the the five purposes of the Gr		a Settlement	ite	Residential			oublic house sing and greenspace	and Use: F Uses: Hou	Present La Adjacent
Site Area: 0.98ha Site Location: Hunter's Lodge, Silksworth Close, YES Decompleted Sometimes Som	side?	Open	ban fringe?	<	<	N O	Is the site		Silksworth, Sunderland				SHLAA R
				% b				Lodge, Silksworth Close,			Site Area: 0.		SLR Ref:

Category 1: Significant Constraints Category 2: Constraints	Site Topography	Ground Co	Category 2: Constraints	Category 1: Significant Constraints	Category 2: Constraints	Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Predominantly Flat Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required required	Sloping and terraced site.		zero/Low Impact - no Medium Impact - no or minimal mitigation mitigation required re	The site lies within a Critical Drainage Area.	Zero/Low Impact - no or minimal mitigation mitigation required required	Does the site have any historical or archaeological significance? Yes, site was once Gilley Law Limestone Quarry in the mid-19 th Control of the mi
High Impact – significant mitigation required			High Impact – significant mitigation required		High Impact – significant mitigation required	in the mid-19 th Century.
Potentially suitable for development. Site has been the subject of numerous applications	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Suitability and Deliverability	Within accessible location.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	Category 1: Significant Constraints Village Green Cemetery / Churchyard Category 2: Constraints Public Open Space/Playing Field/Play Area
Site is considered suitable for development			Zero/Low Impact - no or minimal mitigation required	Minor residential development, existing access	Zero/Low Impact - no or minimal mitigation required	The site lies on the edge of a Green Infrastructure corridor and provides informal natural greenspace (woodland).
Site is considered potentially suitable for development			Medium Impact - mitigation required	opment, existing acces	Medium Impact - mitigation required	e of a Green Infrastruct ral greenspace (woodla
Site is not considered suitable for development			High Impact – significant mitigation required	\$6 	High Impact – significant mitigation required	ture corridor and



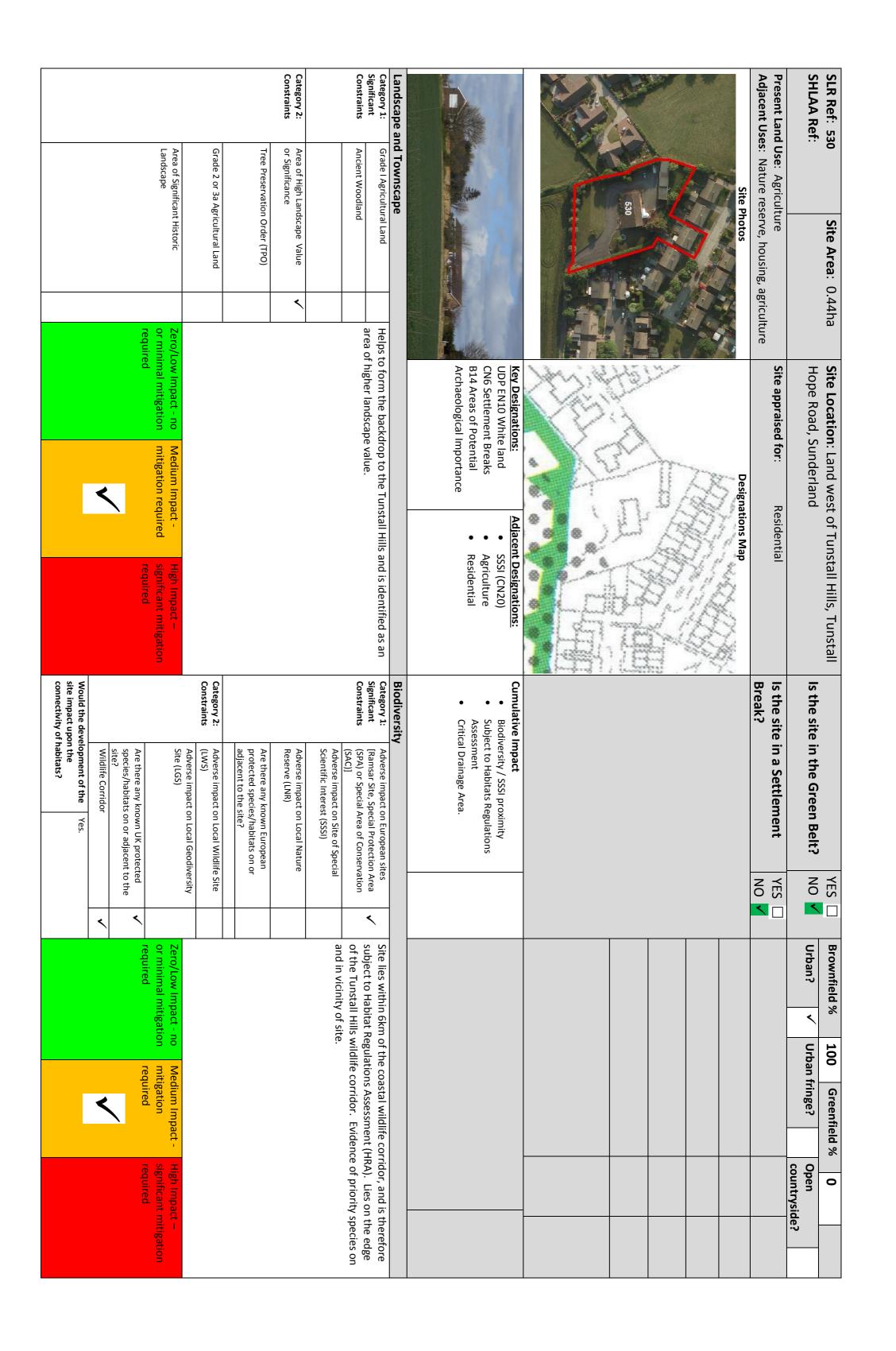
Historic En	Environment and Culture			Green Infrastructure				
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	✓ Pes, local and national archaeological significance. The site partly incorporates	gnificance? ne site partly incorporates	Category 1: Historic Significant	Historic Park or Garden (EH List)	The site lies within a Green Infrastructure corridor linking Bar Park Extensions to the Green Belt to the west of Sunderland.	within a Green Infrastructure corridor linking Barnes ons to the Green Belt to the west of Sunderland. A	ridor linking Barnes of Sunderland. A
Constraints			ure Scheduled Ancient stings Hill Round Barrow SAM.	Constraints Village Green	Green	public right of way passes along the eastern edge of the site.	es along the eastern e	
	World Heritage Site & Setting (+ candidate)			Cemete	Cemetery / Churchyard			
	Grade I/Grade II*Listed Building/Structure			Category 2: Public O Constraints Area	Public Open Space/Playing Field/Play Area			
Category 2:	Grade II Listed Building/Structure			Natural ₈	Natural greenspace			
	Conservation Area			Allotment	ent			
	Archaeological Site (Known & potential)	Zero/Low Impact - noor minimal mitigationmitigation required	High Impact – significant mitigation	Public R (cycleway	Public Right of Way (cycleway/ footpath/bridleway)	✓ Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation	High Impact – significant mitigation
		required	required	Is the proposed development site	nt site No.	required	required	required
			<	designated as open space or playing fields?	ng		<	
Flooding				Infrastructure and Services	ervices			
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Critical Drainage Area and is incidence surface water flooding.	a and is partly affected by 1:30	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	e traffic generation? capacity for site	Highway access not achievable from existing road network	ievable from existing r	road network
	Flood Risk Zone 3A (High Vulnerability)			Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road rocal shopping services, public transport, education and community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	High Impact – significant mitigation required	Site remote from local facilities.	ies.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	% of land high) % of land (medium)	<5%	<					<
	Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	<5%						
	Source Protection Zone							
Ground Co	Ground Conditions & Contamination			Suitability and Deliverability	_			
Site Topography	Predominantly Flat	No significant issues identified.		What is considered suitable on the site? How many homes could be provided?	on the site? Agriculture agriculture 22dpha	าล		
	Gentle Slope			How many jobs could the site provide for?	e provide for?			
	Steep Slope			Site Appraisal Conclusion	sion			
Category 1:	Health & Safety Executive (HSE)	Zero/Low Impact - no Medium Impact -	High Impact –	Site forms part of the Green Belt.	Green Belt.	Site is considered	Site is considered	Site is not considered
Significant	COMAH Development Proximity or		significant mitigation	Site forms part of the c	areen beit.	suitable for	potentially	suitable for
Constraints	Inner Zone Electricity Pylon (+ 10m buffer zone)		required			development	suitable for	development
Category 2:	HSE COMAH Middle or Outer Zone						9	
Constraints	Landfill sites, Contaminated land	<						<
	mining)							
	High Voltage electricity line(+10m							
	Salici Folici							

				Category 2: Constraints		Category 1: Significant Constraints	Landscape an						Adjacent Use	Proceed land like:	SLR Ref:
	Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape or Significance		Grade I Agricultural Land Ancient Woodland	Landscape and Townscape	Discovered to the second to th					Adjacent Uses: Housing and employment Site Photos	455 Employee	
	Historic	ultural Land	rder (TPO)	ape Value		Land					455		employment otos	+	Site Area: 22.9ha
<	Zero/Low Impact - no or minimal mitigation required					No significa		UDF emp M5 Coa							
						No significant issues identified.		Key Designations: UDP SA1.6 Existing employment site M5 Eastern Limit of Shallow Coalfield Area		过				vvay, sunderiand	e Location: P
	Medium Impact - mitigation required					ed.					SA1.6	SA252	UDP Desig	D	Location : Pallion Industrial Estate, Pallion
								 Adjacent Designations: Residential Employment land Allotments 	SA.		53		ns Map	2	rial Estate, Pa
C S V	High Impact — significant mitigation required	0.0				0 % 0	-	br.			SA TO		No control of the con		
Would the development of the site impact upon the connectivity of habitats?	Si s A	Category 2: Ac Constraints (L Ac	ac pr	A(S _O A _O	Category 1: Ac Significant [R Constraints (S	sity	Cumulative Impact Biodiversity / SS Subject to Habir Assessment School capacity			Alon Victor Edition V	T1A.6-M	Break? Alteratio	s the site in	
ment of the No. e ltats?	Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		tive Impact Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity				Soon Park County Man	Alteration No.2 Designations Map		
	otected cent to the	ildlife Site endiversity	ean on or	iture	pecial	n sites ction Area						Pallion Resul Fact	NO V	VIS O	
	Zero/Low Impa or minimal mit required	1	1	l		Site lies within subject to Hab			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 historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area?	Urban? V Urban fringe?	Brownfield %
	al mitigation mi					6km of the co			generation of the ment assumes the assumes the ireen Belt sites for dertaken througher which would neration of the uneration	ecial & separate hts?	g of Sunderland ghton-le-Spring a ney Row with W and Bournmoori	countryside from	es of the Green	V Urban	
	Medium Impact - mitigation required					Site lies within 6km of the coastal wildlife corridorsubject to Habitat Regulations Assessment (HRA).			e urban area? lat if there is a or development the Local Plan be contrary to rban area.	the special & separate characteristics of .lements?	with Tyneside, and Seaham, and 'ashington, ?	further	Belt?	Urban fringe?	Greenfield %
<	High Impact – significant mitigation required					Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).								Open countryside?	0
	- itigation					herefore								No impact	

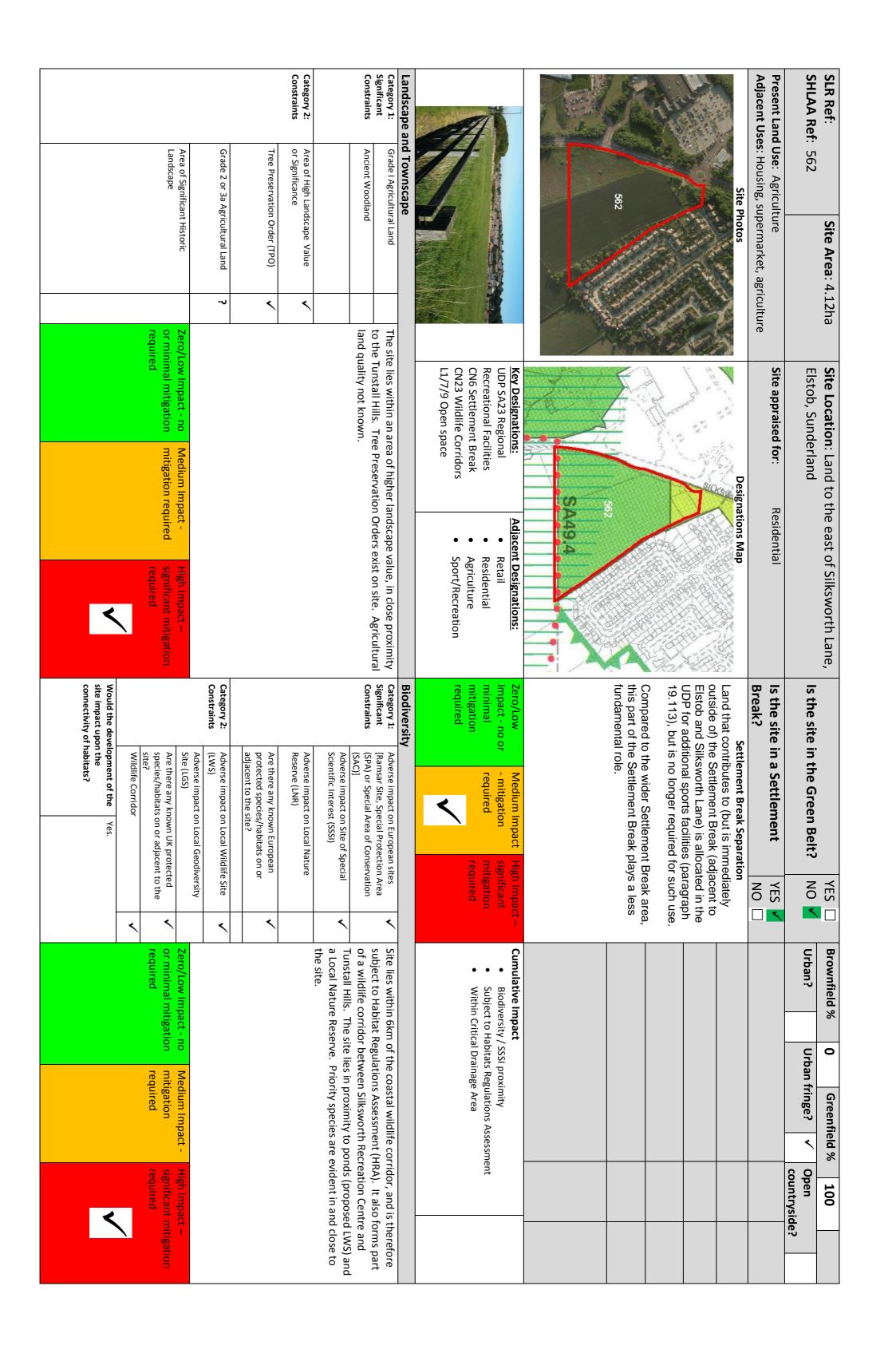
Category 1: Significant Constraints Category 2: Constraints	Site Topography	Ground Co	Category 2: Constraints	Flooding Category 1: Significant Constraints		Category 2: Constraints	Category 1: Significant Constraints	Historic En
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Predominantly Flat Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Archaeological Site (Known & potential)	Grade I/Grade II*Listed Building/Structure Grade II Listed Building/Structure Conservation Area	Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate)	Environment and Culture
Zerc or m requ	Indu		Zero or m requ 5% 10%	The	Zerc or m		Doe:	
Zero/Low Impact - no or minimal mitigation required	ıstrial uses may me		Zero/Low Impact - no or minimal mitigation required	site is partly affect dence potential of {	Zero/Low Impact - no or minimal mitigation required		s the site have any h	
Medium Impact - mitigation required	Industrial uses may mean that contamination is present.		Medium Impact - mitigation required	The site is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Medium Impact - mitigation required		Does the site have any historical or archaeological significance? No.	
High Impact – significant mitigation required	present.		High Impact – significant mitigation required	ace water flooding. Low	High Impact – significant mitigation required		ignificance?	
Retain as en Employmen residential d	What is conside How many hom How many jobs Site Apprai	Suitability a	Within accessible location.	Infrastructure and S Is there road capacity for si Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pul community opportunities?	Is the proposed designated as of fields?	Category 2: Constraints	Category 1: Significant Constraints	Green Infrastructure
Retain as employment land- as set out in the Employment Land Review. Not suitable for residential development.	or?	Suitability and Deliverability	ole 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?	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	Public Open Space/Playing Field/Play Area Natural greenspace	Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	structure
in the e for	Employment 700 41dpha			Dacity for I road network, ion and	dor	ield/Play	H List)	
Site is considered suitable for development			Zero/Low Impact - no or minimal mitigation required	Access from St Luke's Road, mitigation required. School places are limited, and new developments in this area will exacerbate the issue and potential to further increase the capacit the existing schools is limited.	Zero/Low Impact - no or minimal mitigation required		A small amount of natural greenspace (shelter belt) exists to the west of the site.	
Site is considered potentially suitable for development			Medium Impact - mitigation required	oad, mitigation requind, and new developmed, and new fevelopmed potential to further mited.	Medium Impact - mitigation required		ral greenspace (shelte	
Site is not considered suitable for development			High Impact – significant mitigation required	n St Luke's Road, mitigation required. es are limited, and new developments in this area will the issue and potential to further increase the capacity of schools is limited.	High Impact – significant mitigation required		er belt) exists to the	

				Category 2: Constraints		Category 1: Significant Constraints	Landscape a								Present Land U Adjacent Uses:	SHLAA Ref:	SLR Ref: 50
	Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape Value or Significance		Grade I Agricultural Land Ancient Woodland	Landscape and Townscape					6 502		Site Photos	Present Land Use: Public house Adjacent Uses: Housing, retail		Site Area: ha
<	Zero/Low Impact - no Medius or minimal mitigation mitigat required					No significant issues identified.		Key Designations: UDP EN10 White land.	Will have been did not been did	ELL STATES	ALMENTAL STATES			2 1-2-12 No.	Site appraised for:		Site Location: Vane
	Medium Impact - High Impact – mitigation required required							Adjacent Designations: Residential Retail		いてき	The state of the s			Designations Map	Residential		e Arms, Silksworth, Sunderland
Would the development of the 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	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	Category 1:Adverse impact on European sitesSignificant[Ramsar Site, Special Protection AreaConstraints(SPA) or Special Area of Conservation(SAC)]	Biodiversity	 Cumulative Impact Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 					-366c6	e e e e e e e e e e e e e e e e e e e	Is the site in a Settlement Break?	Is the site in the Green Belt?	
	t to the	ife Site iversity	or	rê	cial	on Area 🗸	-								YES NO	NO <	
	Zero/Low Impact - no or minimal mitigation required					Site lies within 6km of subject to Habitat Regu			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	4. Preserve the special & sep 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? ✓ U	Brownfield % 10
<	Medium Impact - mitigation required					nin 6km of the coastal wildlife corridon abitat Regulations Assessment (HRA).			mes that if there is a sites for development through the Local Plan would be contrary to f the urban area.	regeneration of the urban area?	special & separate characteristics of lents?	erland with Tyneside, pring and Seaham, and vith Washington, ımoor?	e from further	ન of the built-up area?	:his site impact upon Green Belt?	Urban fringe?	100 Greenfield %
	High Impact – significant mitigation required					Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).									Impact No impact	Open countryside?	0

Category 2: Constraints	Category 1: Significant Constraints			i opogi apiry	Site Tonography	Ground Co								Category 2: Constraints			Significant Constraints	Flooding Category 1:					Category 2: Constraints			Significant Constraints	Historic En Category 1:
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Steep Slope	Gentle Slope Undulating		Predominantly Flat	Ground Conditions & Contamination	Source Protection Zone	Critical Drainage Area	within 1 in 1000 incidence (less)	Surface Water Flooding – % of land	Surface Water Flooding – % of land	Surface Water Flooding – % of land within 1 in 30 incidence (high)	Groundwater Flooding	Vulnerability)		Flood Risk Zone 3A (High Vulnerability)		Flood Risk Zone 3B (Functional		poteritial)	Archaeological Site (Known &	Conservation Area	Grade II Listed Building/Structure	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	(+ 50m buffer zone if not designated)	Historic Environment and Culture Category 1: Scheduled Ancient Monument
	or minimal mitigation mitigation required				✓ No significant issues identified.									or minimal mitigation Medium Impact -				No significant issues identified	~	required mitigation mitigation required						No.	Does the site have any historical or archaeological significance?
	High Impact – significant mitigation required									<			required	High Impact – significant mitigation						significant mitigation required	High Impact –						significance?
	Potentially suitable for de extant planning approval.	Site Appraisal Conclusion	How many Jobs co	How many homes	What is considered	Suitability and								Within accessible location.	What is the broad accessib local shopping services, pu community opportunities?	Is there education/	Is there water and requirements?	Infrastructure and Services Is there road capacity for site traffic s	Is the proposed development site designated as open space or playing fields?					Category 2: Constraints		Significant Constraints	Green Infrastructure Category 1: Historic
	velopment.	Conclusion	How many Jobs could the site provide for?	How many homes could be provided?	What is considered suitable on the site?	Suitability and Deliverability								ocation.	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Is there education/community/health facility capacity for site requirements?	Is there water and sewerage capacity for site requirements?	Infrastructure and Services Is there road capacity for site traffic generation?	velopment site No n space or playing	Green Infrastructure corridor	Public Right of Way	Allotment	Natural greenspace	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Village Green	ructure Historic Park or Garden (EH ust)
	Site has			5 56dpha	esiden										al road network, tion and	pacity for		į		idor		<		⁼ ield/Play √			EH List)
	Site is considered suitable for development												required	Zero/Low Impact - no or minimal mitigation		1	planning approval in 2012.	Parking issues identified, but noted that proposal was granted	<	or minimal mitigation required	Zero/Low Impact - no			<u>'</u>	<u>'</u>	,	No significant issues identified.
<	Site is considered potentially suitable for development									<			required	Medium Impact - mitigation)12.	d. hut noted that prop		mitigation required	Medium Impact -						entified.
	Site is not considered suitable for development												required	High Impact – significant mitigation			9,000	oosal was granted		significant mitigation required	High Impact –						



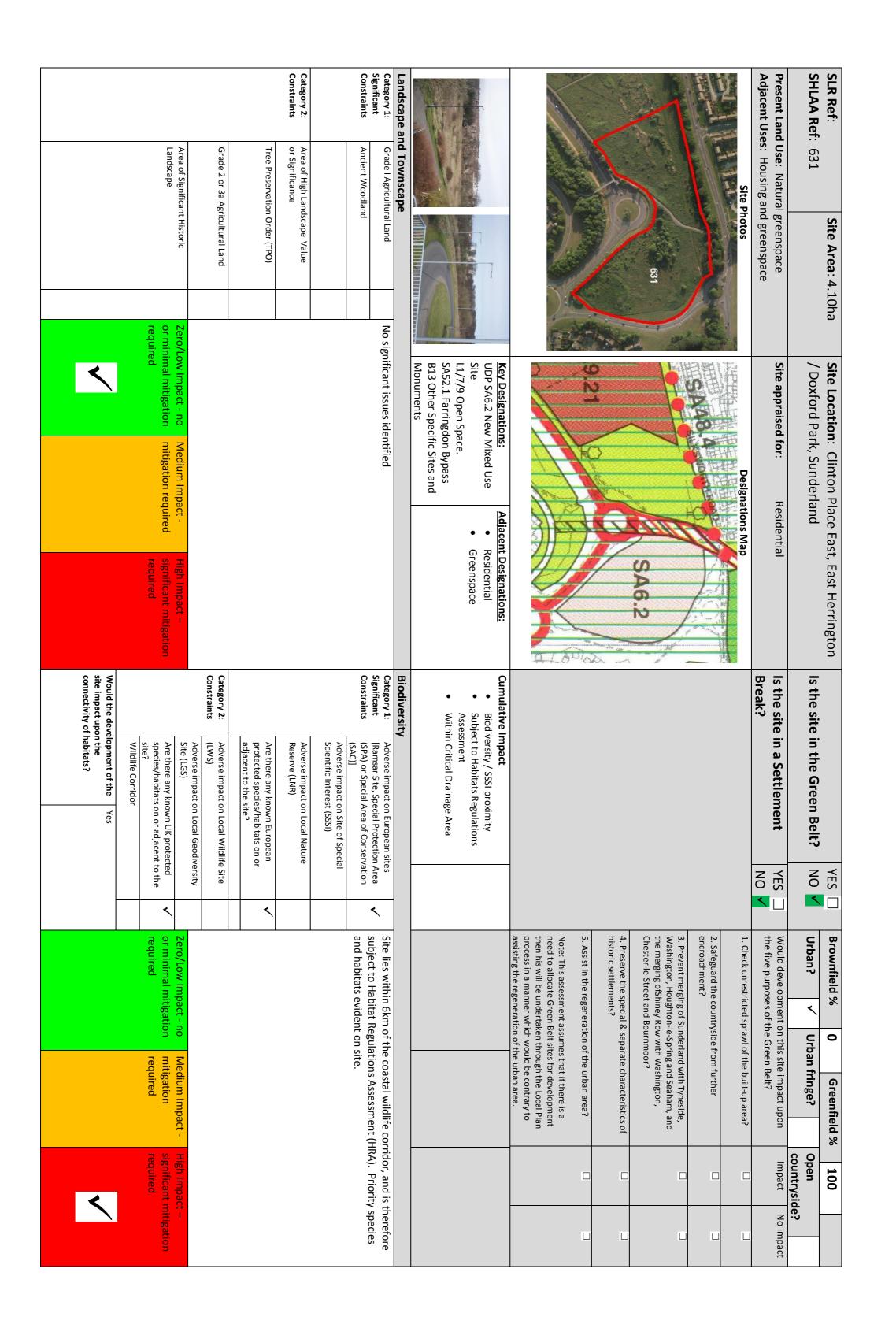
Category 1: Significant Constraints Category 2: Constraints	Site Topography	Ground Co	Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Category 1: Significant Constraints	Historic En
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Predominantly Flat Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure	Historic Environment and Culture
or minimal mitigation mitigation required required Medium Impact - no mitigation required	No significant issues identified.		or minimal mitigation mitigation required required	Critical Drainage Area.	Zero/Low Impact - no or minimal mitigation mitigation required	Does the site have any historical or archaeological significance? Local archaeological significance.	
High Impact – significant mitigation required			significant mitigation required	Low incidence potential of	High Impact – significant mitigation required	l significance?	
Site has previously been granted planning approval. Potentially suitable for development.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion		Limited accessibility to local facilities.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	Category 1: Significant Constraints Cemetery / Churchyard Category 2: Constraints Public Open Space/Playing Field/Play Area	Green Infrastructure
wal. Site is considered suitable for development	15dpha		zero/Low Impact - no or minimal mitigation required		Zero/Low Impact - no or minimal mitigation required	The site lies on the edge of the G Silksworth with the Tunstall Hills.	
Site is considered potentially suitable for development			mitigation required significant mitigation required This impact - significant mitigation required	Proposals require demolition of properties- site has planning approval.	Medium Impact - mitigation required High Impact - significant mitigation required	on the edge of the Green Infrastructure corridor linking vith the Tunstall Hills.	



Historic En	Historic Environment and Culture			Green Infrastructure				
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? No.	gnificance?		Historic Park or Garden (єн ціst)	The site forms part of a Green Infrastructure corridor linking Silksworth Recreation Centre to the Tunstall Hills. A small	Green Infrastructure c entre to the Tunstall H	corridor linking Hills. A small
Constraints				Constraints Village Green	en	proportion of the site has previously been used for allotment	as previously been use	ed for allotment
	World Heritage Site & Setting (+ candidate)			Cemetery	Cemetery / Churchyard	purposes.		
	Grade I/Grade II*Listed Building/Structure			Category 2: Public Oper Constraints Area	Public Open Space/Playing Field/Play Area			
Category 2:	Grade II Listed Building/Structure			Natural greenspace	enspace			
	Conservation Area			Allotment		<u> </u>		
	Archaeological Site (Known & potential)	Zero/Low Impact - no	High Impact – significant mitigation required	Public Right of Way (cycleway/ footpath/brid Green Infrastructur	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
		<		Is the proposed development site designated as open space or playing fields?	ite No.		<	
Flooding	_			Infrastructure and Services	ices			
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Critical Drainage Area. Low groundwater flooding.	Low incidence potential of	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	affic generation? pacity for site	Access from existing rou requirements	existing roundabout, to be upgraded to meet capacity	ded to meet capacity
	Flood Risk Zone 3A (High Vulnerability)			Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and	health facility capacity for ca	5		
Category 2:	Flood Risk Zone 2(Medium		High Impact –	Within accessible location.		Zero/Low Impact - no	npact -	High Impact –
COlougnic	Groundwater Flooding	✓ required mitigation mitigation required	significant mitigation required			or minimal mitigation required	mitigation required	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	Ground Conditions & Contamination			Suitability and Deliverability	bility			
Site	Predominantly Flat	No significant issues identified.		What is considered suitable on the site?	the site? Residential			-
ropograpny				How many homes could be provided?	vided? 75 24dpha	ha		
	Gentle Slope			How many Jobs could the site provide for?	rovide for?			
	Steep Slope			Site Appraisal Conclusion	on			
Category 1:	Health & Safety Executive (HSE)		High Impact –	Potentially suitable for development	evelopment	Site is considered	Site is considered	Site is not considered
Constraints	Inner Zone	or minimal mitigation mitigation required	significant mitigation			suitable for	potentially	suitable for
	Electricity Pylon (+ 10m buffer zone)	required	required			development	development	development
Category 2:	HSE COMAH Middle or Outer Zone							
Constraints	Landfill sites, Contaminated land Minerals Legacy (quarries and coal	<					<u>`</u>	
	mining)						<	
	Minerals Sateguarded Area High Voltage electricity line(+10m							
	buffer zone)							

Area of Sigr Landscape	Constraints Constraints Or Significance Tree Preservat Grade 2 or 3a /	Category 1: Grade I Agricultura Significant Constraints Ancient Woodland	Landscape and Townscape			Present Land Use: Vacant land Adjacent Uses: Housing and gr Site Photo	SLR Ref: SHLAA Ref: 629
Area of Significant Historic Landscape	or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land	ral Land			629	Housing and greenspace Site Photos	Site Area: 0.30ha
Zero/Low Impact - no or minimal mitigation mitigat required		No significant issues identified.	UDP EN10 White Land		S C	Site appraised for:	Site Location: Former For Fordfield Road, Sunderlan
Medium Impact - High Impact – significant mitigation required required			Adjacent Designations: Residential Greenspace			Residential Designations Map	Former Ford & Hylton Social Club, , Sunderland
Would the devel site impact upon connectivity of h	Reserve (LNR) Are there any known European protected species/habitats on o adjacent to the site? Category 2: Adverse impact on Local Wildlife (LWS) Adverse impact on Local Geodiv		Cumulative Impact Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity Biodiversity			Is the site in a Settlement Break?	b, Is the site in the Green Belt?
own UK protected on or adjacent to the No.	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	otection Area Conservation of Special				NO YES	NO YES
Zero/Low Impact - no or minimal mitigation required		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also lies in proximity to bat roosts.		4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area?	Brownfield % 100 Green Urban? Urban fringe?
Medium Impact - mitigation required This is in the properties of		stal wildlife corridor, and is the Assessment (HRA). The site a		ban area?	ther	lmpact	Greenfield % 0 Open countryside?
tigation		erefore ilso lies				No impact	

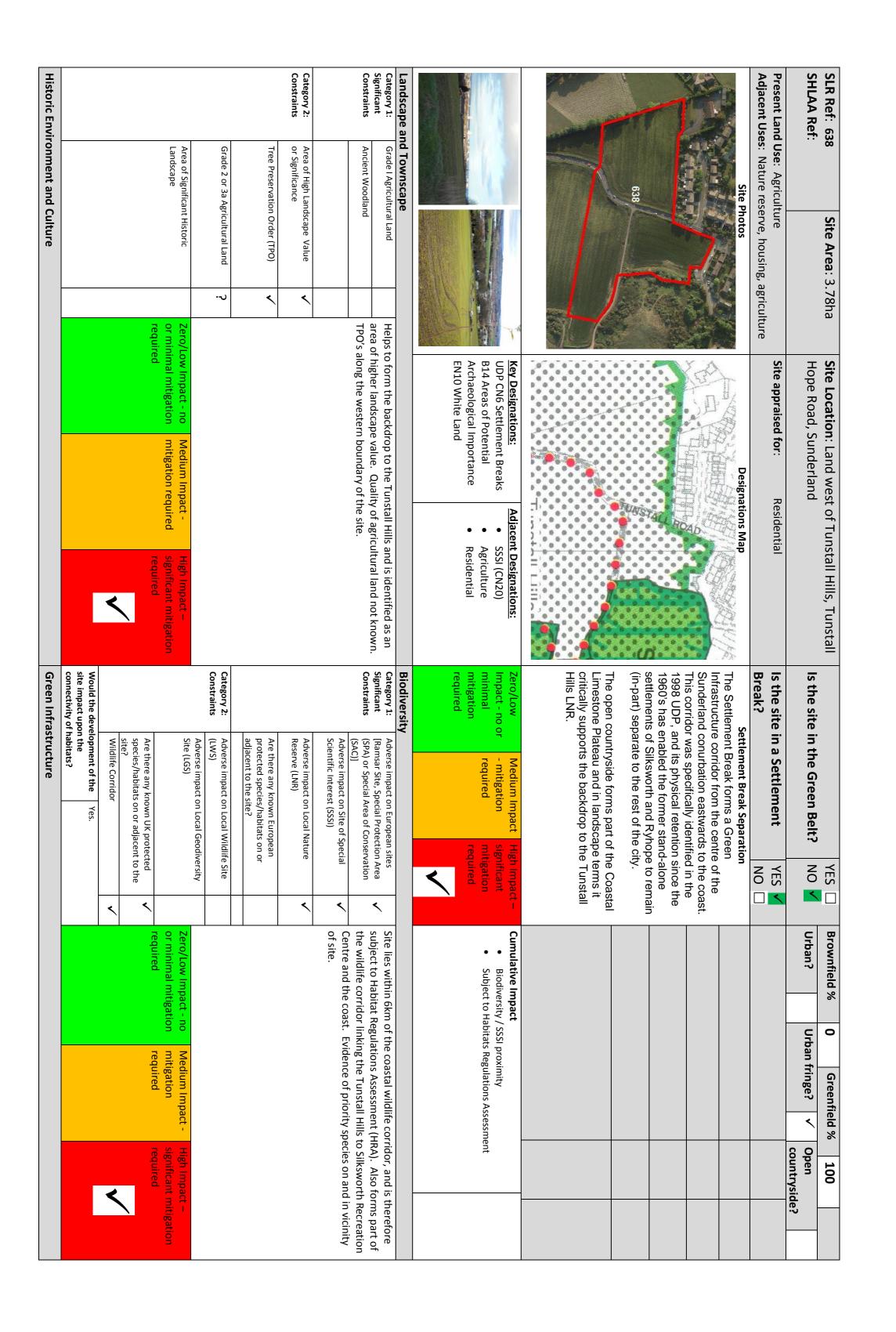
Concept Content Concept Concep	Historic Env Category 1: Significant Constraints	Constraints Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance?	significance?	-	Historic Park or Garden (EH List)
Conde Contention Contenti	Constraints				Constraints Village Green	en
Grade (Grade Intuised Guiding/Structurie Governance) Anchaeological Site (Known & Zero/Low Impact - no Medium Impact - Significant mitigation required significant mitigation required required significant mitigation required req		World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard	0
Grade il Listed building/Structure Conservation Area Acriaesological Size (Noovin & Zero/Low Impact - no Intigation required significant mitigation required requir		Grade I/Grade II*Listed Building/Structure			Category 2: Public Open Space/Playing Field/Play Constraints Area	
Concervation Area Con	Category 2:	Grade II Listed Building/Structure			Natural greenspace	gree
Archaeological Site (Known & Zero/Low Impact - no mitigation required significant mitigation required required significant mitigation required required required significant mitigation required required required required significant mitigation required required significant mitigation required some share flooding. So I land within 1 in 100 indexect length where flooding is a face water flooding. So I land within 1 in 100 indexect length within 1 indexect length within 1 in 100 indexect length within 1 in 10		Conservation Area			Allotment	nent
Flood flisk Zone 3A (High) Vulnerability) Flood flisk Zone 2 (High) Flood flisk Z		Archaeological Site (Known & potential)	v Impact - no al mitigation	High Impact – significant mitigation	Pub (cyck	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor
Flood Risk Zone 36 (Functional Rooplain) Flood Risk Zone 2(Medium Vulnerability) Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding -% of land within 1 in 30 incidence (high) Surface Water Flooding -% of land within 1 in 30 incidence (legs) Surface Water Flooding -% of land within 1 in 30 incidence (legs) Critical Drainage Area Source Protection Zone Condati Development Proteinity or Indianal Safety Executive (145) Condati Development Proteinity or Indianal Safety Executive (145) Condati Development Proteinity or Indianal Safety Executive (147) Recombin 8. Safety Executive (145) Condati Development Proteinity or Indianal Safety Executive (147) Recombin 8. Safety Executive (147) Flood Risk Zone 2(Medium Impact - no Indianal In					Is the proposed development site designated as open space or playing fields?	pment si
Flood Risk Zone 2 (Medium Vulnerability) Flood Risk Zone 2 (Medium Vulnerability) Flood Risk Zone 2 (Medium Vulnerability) Flood Risk Zone 2 (Medium Groundwater Flooding -% of land withn 1 in 200 incidence (Righ) Surface Water Flooding -% of land withn 1 in 100 incidence (Righ) Surface Water Flooding -% of land withn 1 in 200 incidence (Righ) Surface Water Flooding -% of land withn 1 in 200 incidence (Righ) Surface Water Flooding -% of land withn 1 in 200 incidence (Righ) Surface Water Flooding -% of land withn 1 in 200 incidence (Righ) Surface Water Flooding -% of land withn 1 in 200 incidence (Righ) Surface Water Flooding -% of land withn 1 in 200 incidence (Righ) Surface Water Flooding -% of land withn 1 in 200 incidence (Righ) Surface Water Flooding -% of land within 1 in 200 incidence (Righ) Surface Water Flooding -% of land within 1 in 200 incidence (Righ) Surface Water Flooding -% of land within 1 in 200 incidence (Righ) Surface Water Flooding -% of land within 1 in 200 incidence (Righ) Surface Water Flooding -% of land within 1 in 200 incidence (Righ) No Right Surface Water Flooding -% of land Righ	Flooding				Infrastructure and Services	d Serv
Flood Risk Zone 2 (Medium Vulnerability) Flood Risk Zone 2 (Medium Vulnerability) Surface Water Flooding % of land within 1 in 100 incidence (high) Surface Water Flooding % of land within 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone Vonditions & Contamination Predominantly Flat Predominantly Flat Predominantly Flat Flood Risk Zone 2 (Medium Impact – or minimal mitigation Mitigation required Mitigation required Flag finding in the first pool incidence (less) Contamination Predominantly Flat V No significant issues identified. Medium Impact – or mitigation Medium Impact – significant mitigation Predominantly Flat Flat No significant issues identified. Mineral safety Executive (HSE) Contaminated Income Landfill sites, Contaminated Income Mineral safety Executive (HSE) Mineral safeguarded Area High Impact – significant mitigation mitigation required Flag forms Medium Impact – significant mitigation mitigation required Flag forms Medium Impact – significant mitigation mitigation required Flag forms Flag fo	Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	No significant issues identified.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	for site tr
Flood Risk Zone 2 (Medium Multipation 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 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 Fredominantly Flat Medium Impact – moly mitigation required steep Slope Gentle Slope Incolor Sac Contamination Fredominantly Flat Medium Impact – significant mitigation required required Figh Impact – significant mitigation required required Figh Impact – significant mitigation required required Figh Impact – significant mitigation required required significant mitigation required significant		Flood Risk Zone 3A (High Vulnerability)			Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	nmunity/ essibility of s, public t ties?
Groundwater Flooding —% of land within 1 in 30 incidence (high) Surface Water Flooding —% of land within 1 in 100 incidence (heedium) Surface Water Flooding —% of land within 1 in 1000 incidence (needium) Surface Water Flooding —% of land within 1 in 1000 incidence (needium) Surface Water Flooding —% of land within 1 in 1000 incidence (needium) Surface Water Flooding —% of land within 1 in 1000 incidence (needium) Surface Water Flooding —% of land within 1 in 1000 incidence (needium) Surface Water Flooding —% of land within 1 in 1000 incidence (needium) Fredominantly Flat V No significant issues identified. Predominantly Flat Freduited Gentle Slope Steep Slope Freduited Freduited	Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		High Impact — significant mitigation	Within accessible location.	on.
within 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone Source Protection Zone Source Protection Zone Fredominantly Flat COMAH Development Proximity or Inner Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m) Minerals Safeguarded Area High Voltage electricity line(+10m) Manage Area Wo significant issues identified. Violage electricity line(+10m) Minerals Safeguarded Area High Impact - No mitigation required Fequired Fequired Figurificant mitigation required		Groundwater Flooding Surface Water Flooding – % of land	0	required		
writin 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone Predominantly Flat Conditions & Contamination Predominantly Flat Condulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE CONTAM Middle or Outer Zone Landfill sites, Contaminated and Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Impact - required required required Medium Impact - significant mitigation mitigation required required required Fligh Impact - significant mitigation required required required Minerals Safeguarded Area High Impact - significant mitigation required required required		within 1 in 30 incidence (high) Surface Water Flooding – % of land				
Source Protection Zone Source Protection Zone Fredominantly Flat Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Safeguarded Area High Voltage electricity line(+10m High Voltage electricity line(+10m High Source Protection Zone Individual Safeguarded Area High Voltage electricity line(+10m High Voltage electricity line(+10m High Safeguarded Area High Safeguarded Area High Voltage electricity line(+10m High Safeguarded Area High Safeguarded Area		Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	<			
Predominantly Flat Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal miting) Minerals Safeguarded Area High Voltage electricity line(+10m High Voltage electricity line(+10m	Ground Cor	Source Protection Zone			Suitability and Deliverability	Vors
Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m High Voltage electricity line(+10m High Voltage electricity line(+10m	Site				What is considered suitable on the site?	itable on
Steep Slope Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m Minerals Cone) Medium Impact - mitigation required mitigation mitigation mitigation required required Medium Impact - significant mitigation required required Fequired Minerals Safeguarded Area High Voltage electricity line(+10m	Topography	Gentle Slope			How many homes could be provided?	uld be prov
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m Medium Impact - or mitigation mitigation required required Medium Impact - significant mitigation required mitigation mitigation mitigation required required Mitigation required required		Undulating Steep Slope			Site Appraisal Conclusion	Conclusio
High Voltage electricity line(+10m buffer zone) 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) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Minerals Safeguarded Area	Category 1:	Health & Safety Executive (HSE)		High Impact –	Planning permission granted 2014.	ssion gran
	Significant Constraints	COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	ial mitigation	significant mitigation required	a To	81011 81911
	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				



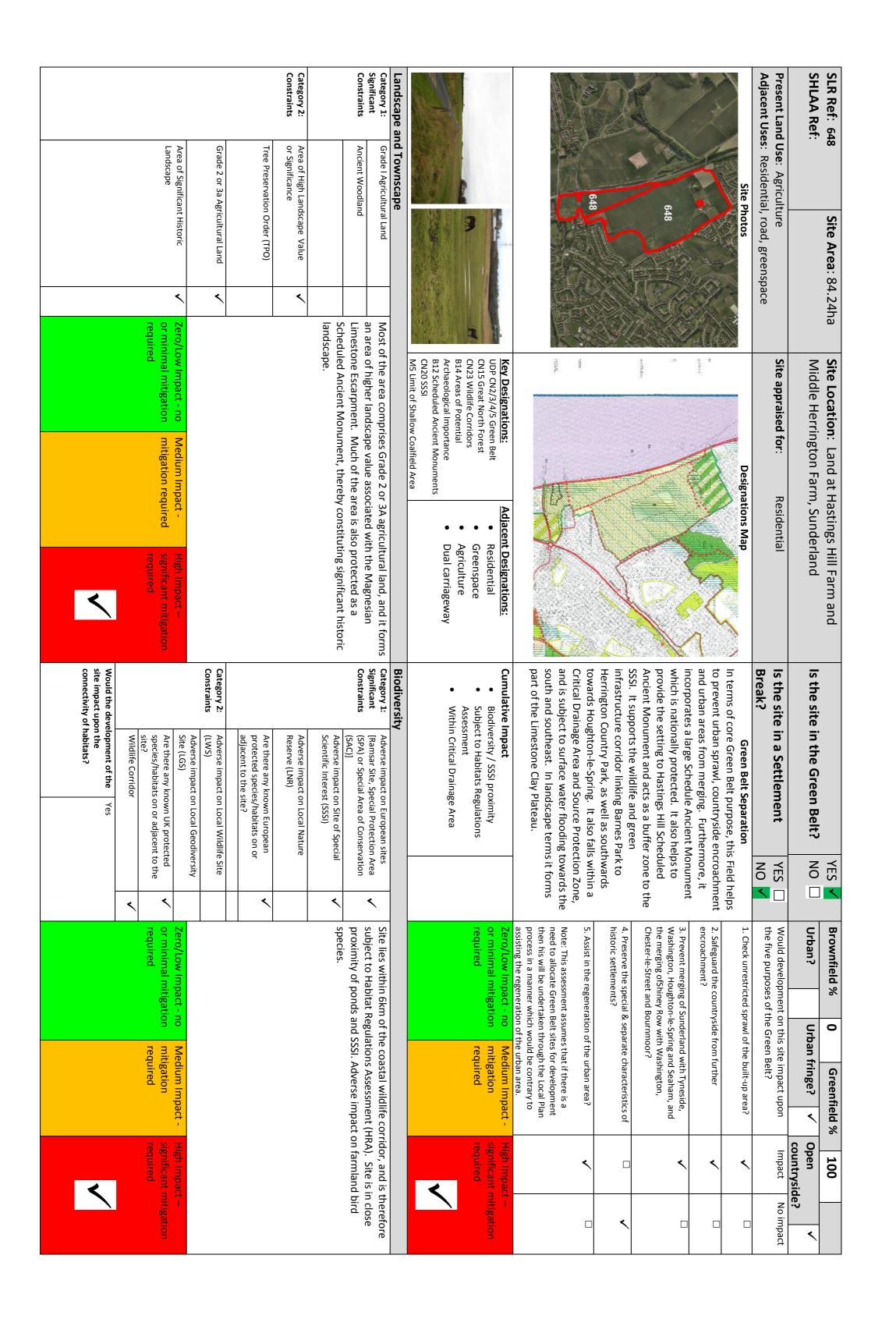
Category 1: Health & S. Significant COMAH De Constraints Electricity Category 2: HSE COMAE CONSTRAINTS Landfill site mining)	Ground Conditions & Ground Conditions & Ground Conditions & Great Company	Category 2: Flood Constraints Vulner Groun Surfac within Surfac within Surfac within Critica Source		Category 2: Grade II Li Constraints Conservat Archaeolc potential)	Historic Environment and Culture Category 1: Scheduled Ancient Monume Significant (+ 50m buffer zone if not deal of the candidate) World Heritage Site & Settin candidate) Grade I/Grade II*Listed Building/Structure
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area	Ground Conditions & Contamination Site Predominantly Flat Topography Gentle Slope Undulating Steep Slope	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Z 0 N	×	10% 8%	а -	Z 0 N	- D
Zero/Low Impact - no or minimal mitigation required	Sloping site, partly landfilled.	Zero/Low Impact - no or minimal mitigation required	he site lies within a Crit nd is affected by 1:30 ir	Zero/Low Impact - no or minimal mitigation required	oes the site have any hist ncludes the alignment of t
Medium Impact - mitigation required	illed.	Medium Impact - mitigation required	The site lies within a Critical Drainage Area and Source P and is affected by 1:30 incidence surface water flooding.	Medium Impact - mitigation required	Does the site have any historical or archaeological significance? Includes the alignment of the 1822 Hetton Colliery Railway.
High Impact – significant mitigation required		High Impact — significant mitigation required	The site lies within a Critical Drainage Area and Source Protection Zone, and is affected by 1:30 incidence surface water flooding.	High Impact – significant mitigation required	significance? ailway.
Potentially suit	Suitability and Deliverability and Deliverability and Deliverability on the What is considered suitable on the How many homes could be provided How many jobs could the site provided the Manager of the	Within accessible location.	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?	Allotment Allotment Public Right of (cycleway/ footpat) Green Infrastru Is the proposed development site designated as open space or playing fields?	Green Infrastructure Category 1: Historic Significant Constraints Village (Cemete Category 2: Public O Constraints Area
Potentially suitable for development	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	ocation.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	space of Way path/bri tructur	ructure Historic Park or Garden (ЕН ЦЯТ) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play
-	Residential 62 20dpha		on? capacity for local road network, cation and	re corridor Yes, as natural greenspace	n (EH Ust)
Site is considered suitable for development		Zero/Low Impact - no or minimal mitigation required		Zero/Low Impact - no or minimal mitigation required	The site provides natural greenspace and forms part of a narrow Green Infrastructure corridor / cycleway
Site is considered potentially suitable for development		Medium Impact - mitigation required	ed on end use. Farring footpath through site	Medium Impact - mitigation required	al greenspace and for orridor / cycleway
Site is not considered suitable for development		High Impact – significant mitigation required	gdon Bypass scheme	High Impact – significant mitigation required	ms part of a narrow

	Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Category 2: Area of High Landscape Value Constraints or Significance	Category 1: Grade Agricultural Land Significant Constraints Ancient Woodland	Landscape and Townscape				036		Site Photos	Present Land Use : Amenity greenspace Adjacent Uses : Housing and greenspace	SHLAA Ref: 636	SLR Ref: Site Area: 0.80ha
	Zero/Low Impact - no or minimal mitigation mitigation required				No significant issues identified.		Key Designations: UDP SA20.1 New Community Facilities L1/7/9 Open Space	LD ROAD				Designa	Site appraised for:	space, Fordfield Road, Sunderland.	Site Location:
Would site im conne	Act - High Impact – significant mitigation required	Category 2: Constraints			Category 1: Significant Constraints	Biod	Adjacent Designations: Residential Greenspace			2		Designations Map	Residential Is the si		South end of The Blackie open
Would the development of the No. site impact upon the connectivity of habitats?	Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	raints 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)	cantAdverse impact on European sitescant[Ramsar Site, Special Protection Arearaints(SPA) or Special Area of Conservation	Biodiversity	 Cumulative Impact Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity 						ite in a Settlement YES NO		YES [
<	Zero/Low Impact - no or minimal mitigation mitigation required required				Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).				4. Preserve the special & separate characteristics of historic settlements?5. Assist in the regeneration of the urban area?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	✓ Urban? ✓ Urban fringe?	Brownfield % 0 Greenfield %
	ct - High Impact — significant mitigation required				e corridor, and is therefore nt (HRA).				of	1d			n Impact No impact	Open countryside?	id % 100

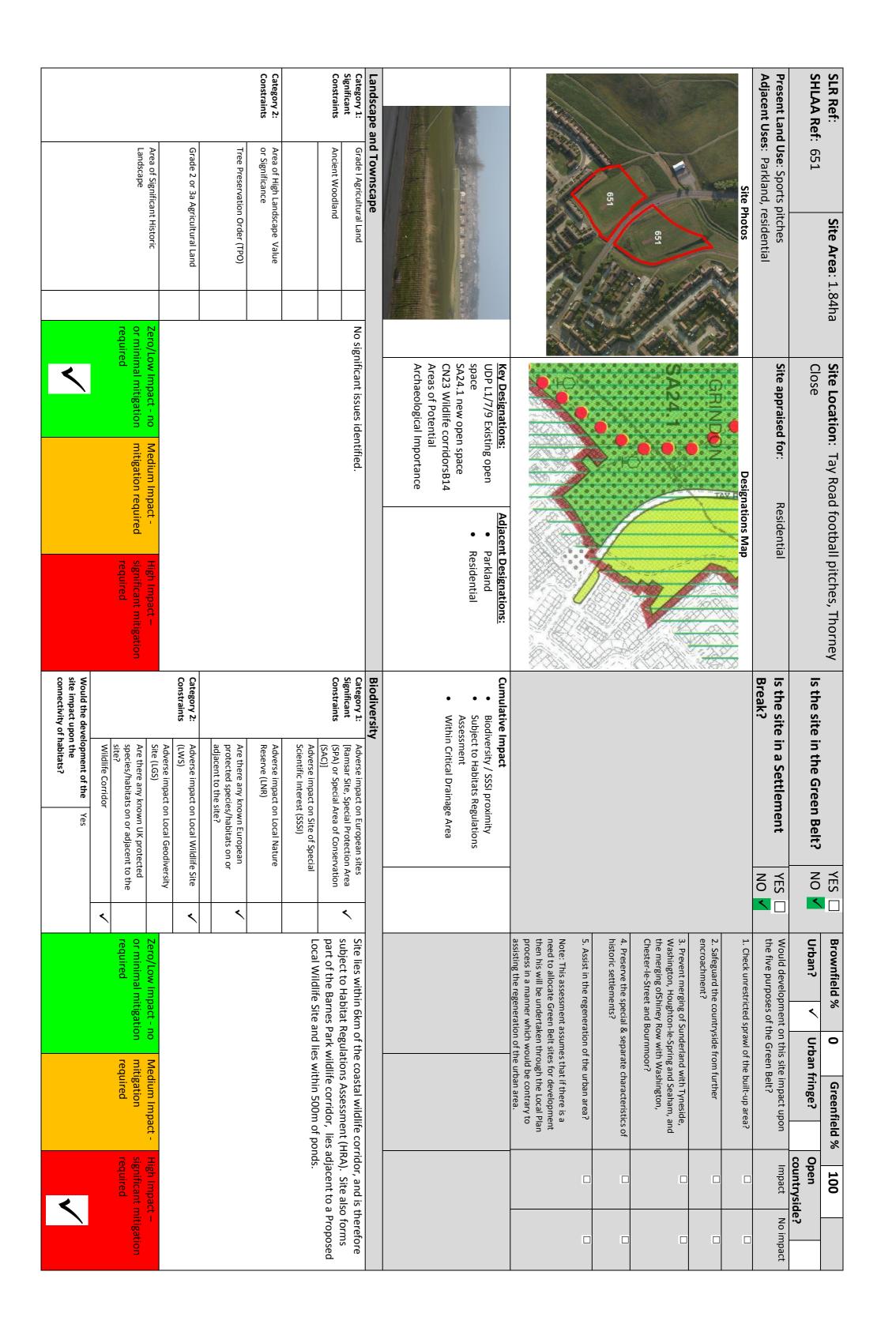
Category 1: H Significant Constraints II Constraints E Category 2: H Constraints II	Topography	Ground Condi	N 0 < 10	م دراح نما	Category 2: F Constraints V		Category 1: F Significant F Constraints	Flooding	<u> </u>	Category 2: GConstraints	в с	· · · ·	Category 1: S Significant (- Constraints	Historic Envir
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination Site Predominantly Flat	Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium)	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Flood Risk Zone 3A (High Vulnerability)	Flood Risk Zone 3B (Functional Floodplain)		Archaeological Site (Known & potential)	Grade II Listed Building/Structure Conservation Area	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
zero/Low Impact - no or minimal mitigation mitigation required		Former quarry – potential for contamination / land stability.	<		Zero/Low Impact - no or minimal mitigation mitigation required		No significant issues identified.		zero/Low Impact - no or minimal mitigation mitigation required				Does the site have any historical or archaeological significance?	
High Impact – significant mitigation required		and stability.			High Impact – significant mitigation required				High Impact – significant mitigation required				significance?	
Potentially suit be overcome	How many homes could be provid How many jobs could the site prov Site Appraisal Conclusion	Suitability and What is considered			Within accessible location.	Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there road capaons is there water and requirements?	Infrastructure	Public Right of (cycleway/ footpat) Green Infrastru Is the proposed development site designated as open space or playing fields?		Category 2: Constraints		Category 1: Significant Constraints	Green Infrastructure
Potentially suitable for development if issues can be overcome	ed? 25 vide for?	Suitability and Deliverability What is considered suitable on the site? Residential			location.	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Infrastructure and Services	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor evelopment site space or playing greenspace	Natural greenspace Allotment	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Historic Park or Garden (EH List) Village Green	ructure
suitable for development	35dpha	al			Zero/Low Impact - no or minimal mitigation required		✓ Junction sparts to existing r		Zero/Low Impact - no or minimal mitigation required		<	George V Pa	a youth & co	
						will exacerbate the issue and potential to further increase the capacity of the existing schools is limited.	Junction spacing arrangement to be agr to existing network of public footpaths. School places are limited, and new deve					George V Park and Silksworth.	ns part of The Bla ommunity facility nfrastructure cor	
Site is considered potentially suitable for development					Medium Impact - mitigation required	potential to furt ols is limited.	nt to be agreed. footpaths. d new developm		Medium Impact - mitigation required				ackie open space in the 1998 UDF ridor that links th	
Site is not considered suitable for development					High Impact – significant mitigation required	ther increase the	Junction spacing arrangement to be agreed. Footpath connections to existing network of public footpaths. School places are limited, and new developments in this area which		High Impact – significant mitigation required				The site forms part of The Blackie open space (it is also identified for a youth & community facility in the 1998 UDP). The site forms part of a Green Infrastructure corridor that links the River Wear to King	



Category 1: Significant Constraints Category 2: Constraints	Topography	Ground Co	Category 2: Constraints	Category 1: Significant Constraints		Category 2: Constraints	Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination Site Predominantly Flat	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Archaeological Site (Known & potential)	Grade I/Grade II*Listed Building/Structure Grade II Listed Building/Structure Conservation Area	Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate)
Zero/Low Impact - no or minimal mitigation required	✓ Stoping street.	Sloping site.	zero/Low Impact - no or minimal mitigation required	Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required		Does the site have any historical or archaeological significance? Local archaeological significance.
Medium Impact - mitigation required			Medium Impact - mitigation required	of groundwater floodin	Medium Impact - mitigation required		orical or archaeological s ance.
High Impact – significant mitigation required			High Impact – significant mitigation required	g.	High Impact – significant mitigation required		significance?
Numerous is:	How many home How many jobs	Suitability a What is consider	Limited accessib	Intrastructure and solution is there road capacity for single is there water and sewerage requirements? Is there education/commusite requirements? What is the broad accessiblocal shopping services, purcommunity opportunities?	Is the proposed designated as or fields?	Category 2: Constraints	Category 1: Significant Constraints
Numerous issues, not suitable for development	1.5	Suitability and Deliverability What is considered suitable on the site? Agents Agen	Limited accessibility to local facilities.	Intrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? Public Right of Way No.	Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Historic Park or Garden (EH Ust) Village Green Cemetery / Churchyard
pment	7 20dpha	Agriculture		city for oad network,	< <	d/Play	ist)
Site is considered suitable for development			Zero/Low Impact - no or minimal mitigation required	Existing road network constrained with limited junction capacity to south-west. Visibility and road alignment issue. Bridleway user route to Tunstall Hills.	Zero/Low Impact - no or minimal mitigation required		The site forms part of the Green Infrastructure corridor linking Silksworth to the coast. The site also incorporates a public bric leading to the Tunstall Hills.
Site is considered potentially suitable for development			Medium Impact - mitigation required	network constrained with limited junction capacity. Visibility and road alignment issue. Bridleway user stall Hills.	Medium Impact - mitigation required		ne Green Infrastructu The site also incorpo Hills.
Site is not considered suitable for development			High Impact – significant mitigation required	ed junction capacity to se. Bridleway user	High Impact – significant mitigation required		s part of the Green Infrastructure corridor linking the coast. The site also incorporates a public bridleway Tunstall Hills.



Set the Normal of Contract that the space of the first that can will be contracted or enchanced as gentlements, and contracted as gentlements, and gentlements, and g	Historic Env	Historic Environment and Culture		o	Green Infrastructure	ture				
Content per Star & Satiring Part Content and advanced projection Content per Star & Satiring Part Content and advanced projection Content per Star & Satiring Part Content and advanced projection Content per Star & Content	Category 1: Significant Constraints		Does the site have any historical or archaeological signif The site includes 2 Scheduled Ancient Monuments, the H. Barrow, cursus and causeyard enclosure Scheduled Ancie		<i>S</i>	storic Park or Garden (I llage Green	EH List)	Site forms an essential par Barnes Park Extensions, an running between the River	t of the Green Infrastruction also forms part of the Wear and County Durh	n essential part of the Green Infrastructure corridor leading into Extensions, and also forms part of the wider strategic corridor ween the River Wear and County Durham. Public rights of way
Garde II Claime I Busing Structure Content of Line I Busing Structure Content of		World Heritage Site & Setting (+ candidate)	It is also adjacent and within setting of the grade II listed Farm.	Middle Herrington	Ce	metery / Churchyard		9		
Concention Area Concention		Grade I/Grade II*Listed Building/Structure		S C		blic Open Space/Playing I ea	Field/Play			
Ancheste grant Site (Grown & Zeroy Law Impact - mortisms imaged on mitigation required leave grant state of the state of control of the state of the	Category 2:				Na	tural greenspace				
Execution Exec		Conservation Area			A	lotment				
Flood Park 2 Are 36 Countditional The site lies within a Critical Drainage Area and Source Protection Zone, Incidence surface water flooding, Incidence surface water		gical Site (Known &	v Impact - no Medium Impact - mitigation required	igh Impact – gnificant mitigation equired	Pu (cy	blic Right of Way cleway/ footpath/bridleway een Infrastructure corr		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Flood filest Zone 3A (High) Flood filest Zon				<u> </u>	the proposed develosignated as open spelds?					<
Flood fist Zone 34 (functional in the site lies within a Critical Drainage Area and Contract Protection Zone (light) Flood fist Zone 34 (high) Flood fist	Flooding			Ir.	nfrastructure ar	nd Services				
Tood list Zone 3 (High) Tood list Zone 2 (Medium Impact - Vulnerability) Vulnerability	Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Critical Drainage Area and Sour and contains areas affected by 1:30 incidence surfactions are a site lies within a Critical Drainage Area and Sour and source surfact of the site lies within a Critical Drainage Area and Source surface surfa	ine,	there road capacity there water and sew quirements?	for site traffic generation rerage capacity for site	j	Existing road network co Access through existing	onstrained with limite residential areas limit	ed junction capacity. ed by on-street
Proof dist, Zone 2 () And distance () Proof dist, Zone 2 () And distance () Proof dist, Zone 2 () And distance () Proof distance () Proo		Flood Risk Zone 3A (High Vulnerability)			there education/con ie requirements? that is the broad acco cal shopping services ommunity opportunit	nmunity/health facility ca essibility of the site to loc s, public transport, educa ties?	apacity for all road network, tion and	user-routes.	9	o o
Surface Water Flooding - % of Innd <	Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	/ Impact - no Medium Impact - al mitigation mitigation required		olated from local fac	ilities.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact — significant mitigation required
Conditions & Contamination Predominantly Flat				<						<
Predominantly Flat No significant issues identified. What is considered suitable on the site? Edentic Slope Variable Var	Ground Cor	_		S	uitability and D	eliverability				
Gentle Slope Undulating Undulating Steep Slope Steep Slope Steep Slope Steep Slope Steep Slope COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Safeguarded Area High Impact - required Minerals Safeguarded Area High Impact - significant mitigation Mitigation required Site is located within Green Belt. Suitable for development Mining Minerals Safeguarded Area Minerals Safeguarded Area Mining Minerals Safeguarded Area Mining Minerals Safeguarded Area Mining Minerals Safeguarded Area Mining	Site Topography	Predominantly Flat	No significant issues identified.	H	hat is considered sui	itable on the site? Id be provided?				
Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill Sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m Site Appraisal Conclusion Medium Impact - or Medium Impact - significant mitigation required required mitigation required Site is located within Green Belt. Suitable for required required Medium Impact - significant mitigation required required required development High Impact - significant mitigation required required required development High Impact - significant mitigation required required required development High Impact - significant mitigation required required required required development Notate Appraisal Conclusion Site is located within Green Belt. Site is located within Green Belt. Site is located within Green Belt. Suitable for development required development required development required requir		е		· ‡	ow many jobs could t	the site provide for?				
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Safeguarded Area High Voltage electricity line(+10m Health & Safety Executive (HSE) Or Minmal mitigation or mitigation or mitigation mitigation required witigation required Medium Impact - Medium Impact - mitigation required significant mitigation required Medium Impact - Mitigation required significant mitigation required Mitigation required required Mitigation required Medium Impact - Mitigation mitigation mitigation required required Mitigation required Medium Impact - Mitigation required required required Mitigation required Mitigation required Medium Impact - Mitigation mitigation required Mitigation required Medium Impact - Mitigh Impact - Mitigation mitigation required Mitigation required Medium Impact - Mitigh Impact - Mitigation required Site is located within Green Belt.		Steep Slope		S	ite Appraisal Co	nclusion				
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	al mitigation mitigation required		te is located wit	hin Green Belt.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
buffer zone)	Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)							-	<



Category 1: Health & Sa Significant COMAH Dev Constraints Electricity P Category 2: HSE COMAH Constraints Landfill sites mining)	Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination Site Predominantly Flat Topography	Category 2: Flood Risk Zone 2(Medi Constraints Constraints Vulnerability) Surface Water Flooding within 1 in 30 incidence Surface Water Flooding within 1 in 100 incidence Surface Water Flooding within 1 in 1000 incidence Critical Drainage Area Source Protection Zone	Category 1: Flood Risk Zo Significant Floodplain) Constraints Flood Risk Zo Vulnerability)		Historic Environment and Culture Category 1: Scheduled Ancient Monume Significant (+ 50m buffer zone if not deal of the candidate) World Heritage Site & Settin candidate) Grade I/Grade II*Listed Building/Structure
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area			nd md nd	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	ding/Structure	ronment and Culture Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Zero/Lov or minim required		✓ No signif	zero/Lov or minim required	The site I groundw	Zero/Lov or minim required	Does the Local arch
Zero/Low Impact - no or minimal mitigation required		No significant issues identified.	Zero/Low Impact - no or minimal mitigation required	The site lies within a Crit groundwater flooding.	Zero/Low Impact - no or minimal mitigation required	Does the site have any historica Local archaeological importance
Medium Impact - mitigation required		ntified.	Medium Impact - mitigation required	The site lies within a Critical Drainage Area. Low groundwater flooding.	Medium Impact - mitigation required	Does the site have any historical or archaeological significance? Local archaeological importance.
High Impact – significant mitigation required			High Impact – significant mitigation required	Low incidence potential of	High Impact – significant mitigation required	gnificance?
Potentially suit	How many jobs could the site provided the site p	What is considered How many homes	Within accessible location.	Intrastructure and Services Is there road capacity for site traffic and severage capacity requirements? Is there education/community/health site requirements? What is the broad accessibility of the local shopping services, public transpromunity opportunities?	Natural greensp: Allotment Public Right of (cycleway/ footpate) Green Infrastru Is the proposed development site designated as open space or playing fields?	Green Infrastructure Category 1: Significant Constraints Cemete Category 2: Category 3: Category 4: Category 4: Category 5: Category 6: Category 6: Category 7: Category 7: Category 8: Category 8: Category 8: Category 9: C
Potentially suitable for development	How many jobs could the site provide for? Site Appraisal Conclusion	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided?	ocation.	Intrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road ne local shopping services, public transport, education and community opportunities?	Natural greenspace Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor velopment site velopment site velopment site	Historic Park or Garden (EH List) Village Green Cemetery / Churchyard Public Open Space/Playing Field/ Area
pment		Resider		Intrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	e /ay /bridleway) ture corridor Yes	Historic Park or Garden (EH List) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
Site is sui dev	2	ntial 35dpha	Zero/Low Im or minimal m required		Zero/Low Im or minimal m required	Site provides infrastructur
Site is considered suitable for development			Zero/Low Impact - no or minimal mitigation required	Potential access from St visibility requirements	Zero/Low Impact - no or minimal mitigation required	ides sports pitc cture corridor.
Site is considered potentially suitable for development			Medium Impact - mitigation required	ation Road subject to	Medium Impact - mitigation required	hes, and lies within t A right of way follow
Site is not considered suitable for development			High Impact – significant mitigation required	Potential access from Station Road subject to junction spacing and visibility requirements	High Impact – significant mitigation required	Site provides sports pitches, and lies within the Barnes Park green infrastructure corridor. A right of way follows the eastern site edge.

				Category 2: Constraints		Category 1: Significant Constraints	Landscape and Townscape							Present Land Use: Former Adjacent Uses: Housing	SLR Ref: 663 SHLAA Ref:
	Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape Value or Significance		Grade I Agricultural Land Ancient Woodland	-				963		Site Photos	Use: Former library s: Housing	Site Area: 0.11 ha
<	Zero/Low Impact - no or minimal mitigation mitigation required					No significant issues identified.		Key Designations: UDP L1/7/9 Existing open space					Designations Map	Site appraised for: Resident	Site Location: Former East Farringdon, Sunderland
0 %	High Impact – significant mitigation required	0.0				0 % 0		 Adjacent Designations: Residential Greenspace 						dential	Herrington Library,
Would the development of the site impact upon the connectivity of habitats?	Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Category 2: Adverse impact on Local Wildlife Site Constraints (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	Category 1:Adverse impact on European sitesSignificant[Ramsar Site, Special Protection AreaConstraints(SPA) or Special Area of Conservation(SAC)]	ity	 Cumulative Impact Subject to Habitats Regulations						Is the site in a Settlement Break?	Is the site in the Green Belt?
	ed <	Site				<								YES	YES
<	Zero/Low Impact - no or minimal mitigation mitigation required required					Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Priority species exist in the area.			Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special & separate characteristics of historic settlements?5. Assist in the regeneration of the urban area?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Brownfield % 100 Greenfield % Urban? Urban fringe?
	High Impact – significant mitigation required					e corridor, and is therefore nt (HRA). Priority species				of					Open countryside?

Historic Environment and Culture Category 1: Scheduled Ancient Monume Significant (+ 50m buffer zone if not deal	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? No.		Category 1: Historic Park or Garden (EH List) Significant Constraints Village Green
	World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard
	Grade I/Grade II*Listed Building/Structure		Cate Con	Category 2: Public Open Space/Playing Field/Play Constraints Area
Category 2:	Grade II Listed Building/Structure			Natural greenspace
COllocalion	Conservation Area			Allotment
	Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation mitigation required	High Impact – significant mitigation irequired	
				Is the proposed development site designated as open space or playing fields?
Flooding			Infi	Infrastructure and Services
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Critical Drainage Area. Low groundwater flooding.	Low incidence potential of ls th	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?
	Flood Risk Zone 3A (High Vulnerability)		site Wha loca	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	High Impact – with significant mitigation required	Within accessible location.
	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			
	ice (iess)	<		
	Source Protection Zone			
Ground Co	amination		Sui	Suitability and Deliverability
Site Topography	Predominantly Flat	No significant issues identified.	Wha	What is considered suitable on the site? How many homes could be provided?
	Gentle Slope		Ном	How many jobs could the site provide for?
	Undulating Steep Slope		Site	Site Appraisal Conclusion
Category 1:	Health & Safety Executive (HSE)			s plannir
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no	High Impact – Has significant mitigation dev required	Has planning approval and is suitable for development
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area	<		
	huffer zone)			

				Category 2: Constraints		Category 1: Significant Constraints	Landscape a										Present Land Adjacent Us	SHLAA Ref:	SLR Ref: 7
Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape			Tree Preservation Order (TPO)	Area of High Landscape or Significance		Ancient Woodland	Landscape and Townscape		second by Author School					731		Site Photos	Present Land Use: Vacant employment land Adjacent Uses: Allotments and employment		11
	Historic	ultural Land	Order (TPO)	ape Value		Land					119 1111					otos	nployment land nd employment		Site Area: 0.59ha
<	Zero/Low Impact - no or minimal mitigation required			l		No significant issues		_	UDP SA1.6 Existin employment site M5 Eastern Limit Coalfield Area	; ;	=	4					Site app	Sunderland	
	ation Medium Impact mitigation requi					ues identified.			Key Designations: UDP SA1.6 Existing employment site M5 Eastern Limit of Shallow Coalfield Area	:					V	UDP Design	Site appraised for:	land	Site Location: Plot 1, Pallion Industrial Estate,
	ired								 Adjacent Designations: Employment lar Allotments Railway 	:				\		signations Map	Employment		allion Industria
	High Impact – significant mitigation required								<u>t Designations:</u> Employment land Allotments Railway	:		W							al Estate,
Would the development of the site impact upon the connectivity of habitats?		Category 2: Constraints				Caregory 1: Significant Constraints	sity		• Biodiversity, • Subject to Harassessment	-							Is the site i Break?	Is the site i	
opment of the No. the abitats?	Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	Rawerse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	-		tive impact Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment								in a Settlement	Is the site in the Green Belt?	
	ected nt to the	llife Site diversity	an n or	ıre	ecial	on Area 🗸											YES	NO	YES
	Zero/Low Impact - no or minimal mitigation required					subject to Habitat I				assisting the regeneration of the urban area	Note: This assessment anneed to allocate Green then his will be underta	5. Assist in the regenera	4. Preserve the special historic settlements?	3. Prevent merging of Sunderland with Tynes Washington, Houghton-le-Spring and Seahan the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted s	Would development on this site imp the five purposes of the Green Belt?	Urban? ✓	Brownfield %
Medium Impact mitigation required						Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).				on 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	5. Assist in the regeneration of the urban area?	 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?	yside from further	 Check unrestricted sprawl of the built-up area? 	Would development on this site impact upon the five purposes of the Green Belt?	Urban fringe?	0 Greenfield %
	t - High Impact — significant mitigation required					e corridor, and is the nt (HRA).	-						of \Box				Impact	Open countryside?	d% 100
	gation					refore											No impact		

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

						Category 2: Constraints		Constraints	Category 1: Significant	Landscape a						Adjacent U	Present Lan	SHLAA Ref:	SLR Ref: 7
		Area of Significant Historic Landscape	Grade 2 or 3a		Tree Preservat	Area of High Landscape or Significance		Ancient Woodland	Grade I Agricultural Land	and Townscape						ses: Housing a	Present Land Use: Employment land	.T	732
		ant Historic	Grade 2 or 3a Agricultural Land		Tree Preservation Order (TPO)	andscape Value		land	tural Land	Je		A T		732		Adjacent Uses: Housing and employment Site Photos	yment land		Site Area:
	requ	Zerc or m							Nos					**************************************		int			: 1.31ha
<	required	Zero/Low Impact - no or minimal mitigation							No significant issues identified.		Wey Designations: UDP SA1.6 Existing employment site M5 Eastern Limit o Coalfield Area						Site appraised for:	Pallion Wa	Site Locat
		n Medium Impact - mitigation required							identified.		Key Designations: UDP SA1.6 Existing employment site M5 Eastern Limit of Shallow Coalfield Area			20 mm		UDP Design	sed for:	Pallion Way, Sunderland	Site Location: Plots 4-7,
	re	ed									Adjacent Designations: Residential Employment lar		K			signations Map	Employment land	nd	70
	required	High Impact – significant mitigation									It Designations: Residential Employment land			X			land		allion Industrial Estate,
Would the site impac connectivi		on	Category 2: Constraints					Constraints	Category 1: Significant	Biodiversity	Cumulat • E		ty:aM			Break?	Is the s	Is the s	
Would the development of the site impact upon the connectivity of habitats?	species/nabitats site? Wildlife Corridor	Are there ar			Are there any known protected species/ha	Adverse impar Reserve (LNR)	Adverse impact on Site Scientific Interest (SSSI)	, , , , , , , , , , , , , , , , , , ,	••	rsity	 Cumulative Impact Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 		711117				Is the site in a Sett	Is the site in the Green Belt?	
No.	species/napitats on or adjacent to the site? Wildlife Corridor	Site (LGS) Are there any known UK protected species /habitate on or adjacent to t	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	נות טונה:	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	(SPA) or Special Area of Conservation (SAC)]	Adverse impact on European sites [Ramsar Site, Special Protection Area		proximity is Regulations		THE PARTY OF THE P	car Park		Alteration No.2 Designations Map	Settlement	een Belt?	
	t to tne	cted	ife Site iversity		or	ró	sial	tion	ites n Area					Industrial E I Can Park		NO 🗸	YES	NO <	
	required	ิล ≤						. אמטשברו נס חמני	Site lies within			5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		3. Prevent m Washington, the merging Chester-le-St	2. Safeguard the of encroachment?	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon	Urban?	Brownfield %
	rec	Impact - no Me mitigation						אומר אפטמומנוסו	i 6km of the co			ne regeneration of the urban area? sessment assumes that if there is a sessment assumes for development ate Green Belt sites for development be undertaken through the Local Plan manner which would be contrary to regeneration of the urban area.	nts?	erging of Sunderland with Tyneside, Houghton-le-Spring and Seaham, and ofShiney Row with Washington, reet and Bournmoor?	the countryside from further nt?	es of the Green	ment on this site	√ Urban	6 100
<	required	Medium Impact - mitigation						nabilat negulations Assessment (nnA).	Site lies within 6km of the coastal wildlife corridor, and is therefore			e urban area? at if there is a yr development h the Local Plan ye contrary to ban area.	characteristics of	with Tyneside, nd Seaham, and ashington,	further	built-up area?	e impact upon	Urban fringe?	Greenfield %
	required	High Impact – significant mitigation						(174).	orridor, and is to								Impact	Open countryside?	0
		itigation							herefore								No impact	ະວັ	

Category 2: Constraints	Category 1: Significant Constraints			Site Topography	Ground Co					COIDUANIS	Category 2:		Flooding Category 1: Significant Constraints				Category 2: Constraints			Category 1: Significant Constraints	Historic En
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Undulating Steep Slope	Gentle Slope	Predominantly Flat	Ground Conditions & Contamination	Source Protection Zone	Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	Surface Water Flooding – % of land within 1 in 30 incidence (high)	Groundwater Flooding	Flood Risk Zone 2(Medium	Flood Risk Zone 3A (High Vulnerability)	Flood Risk Zone 3B (Functional Floodplain)		Archaeological Site (Known & potential)	Conservation Area	Grade II Listed Building/Structure	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	(+ 50m buffer zone if not designated)	Environment and Culture
	Zer or r			< Ind	_		15%	10%	5%	✓ req	Zer		The		zer or r					No.	
	Zero/Low Impact - no or minimal mitigation required			ustrial uses may me						or minimal mitigation required	Zero/Low Impact - no		esite is partly affect idence potential of §	<	Zero/Low Impact - no or minimal mitigation required					es the site have any h	
<	Medium Impact - mitigation required			Industrial uses may mean that contamination is present.						mitigation required	Medium Impact -		The site is partly affected by 1:30 incidence sur incidence potential of groundwater flooding.		Medium Impact - mitigation required					Does the site have any historical or archaeological significance?	
	High Impact – significant mitigation required			s present.			•	<u> </u>		significant mitigation required	High Impact –		The site is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.		High Impact – significant mitigation required					significance?	
	Retain as employment	Site Apprai	How many job:	What is consid	Suitability							Is there education/commusite requirements? What is the broad accessib local shopping services, pulcommunity opportunities?		Is the proposed designated as of fields?				Category 2: Constraints		Category 1: Significant Constraints	Green Infrastructure
	nployment	Site Appraisal Conclusion	How many jobs could the site provide for?	What is considered suitable on the site? Employment How many homes could be provided?								Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Is the proposed development site Yes designated as open space or playing fields?	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Allotment	Natural greenspace	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Historic Park or Garden (EH List) Village Green	astructure
<	Site is considered suitable for development							<		or minimal mitigation required	Zero/Low Impact - no		Access via existing industrial road via Pallion Way and established entrance points on European Way. Car parking provision and HGV access based on end use.	<	Zero/Low Impact - no or minimal mitigation required		<u> </u>			A small amount of natural greenspace (shelter belt) exists to the west of the site.	
	Site is considered potentially suitable for development									mitigation required	Medium Impact -		istrial road via Pallion opean Way. Car park		Medium Impact - mitigation required					ıral greenspace (shelt	
	Site is not considered suitable for development									significant mitigation required	High Impact –		Way and established ing provision and HGV		High Impact – significant mitigation required					er belt) exists to the	

Historic Environment and Culture		Area of Significant Historic Landscape require	Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape	Ancient Woodland Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape	grade I Agricultural Land S Ancient Woodland Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape	pe and Townscape Grade I Agricultural Land Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape	pe and Townscape Grade I Agricultural Land Area of High Landscape Value or Significance Tree Preservation Order (TPO) Area of Significant Historic Landscape	pe and Townscape Grade I Agricultural Land Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape	pe and Townscape Grade I Agricultural Land Area of High Landscape Value or Significance Tree Preservation Order (TPO) Area of Significant Historic Landscape	Site Photos Site Photos Figure 1	Site Photos Site Photos Site Photos Figure 1 Agricultural Land Area of High Landscape Value or Significance Grade 2 or 3a Agricultural Land Area of Significance Area of Significance Area of Significance Free Preservation Order (TPO) Area of Significance
	or minimal mitigation mitigation required required	Zero/Low Impact - no Medium Impact - +	Medium Impact -	m Impact -	dentified. Medium Impact -	Adjacen • Im Impact -	Adjacen •	Adjacen •	Adjacen • m Impact -	P Designations P Adjacen Mimpact-	Site appraised for: Employm UDP Designations I UDP Designations I UDP Adjacen Megignations: DP SA1.6 Existing employment site No significant issues identified. Medium Impact - no Medium Impact -
	lium Impact - High Impact – significant mitigation required required				ρ	Adj	Adjacen •	Adjacen •	Adjacen	Adjacen •	P Designations P Adjacen
site impact upon the connectivity of habitats?			Category 2:	Significant Constraints Category 2: Category 2:	Category 1: Significant Constraints Constraints Category 2: Constraints	Cumula • • • • • • • • • • • • • • • • • • •	Cumular Cumular Category Significan Constrain	Cumula Category Significan Constrain	Cumular Category Significan Constrain	Cumulativer Category 1: Significant Constraints	Break? Cumulati Category 1: Significant Constraints Category 2: Constraints
	there any known UK protected cles/habitats on or adjacent to the plants on or adjacent to the plants.	(LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Area 🗸	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?	ct to Habitats Regulations sment Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?	mpact versity / SSSI proximity ct to Habitats Regulations sment Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?	mpact versity / SSSI proximity ct to Habitats Regulations sment Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?	mpact versity / SSSI proximity ct to Habitats Regulations Sment Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?	mpact versity / SSSI proximity ct to Habitats Regulations (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?	ration No.2 Designations Map ration No.2 Designation No.2 Designations Map ration No.2 Designation No.2 Designations No.2 De
	Zero/Low In or minimal required			subjec	Site li subje	Site	5. Assist Note: Th need to then his process assisting subject	4. Preserve historic sett 5. Assist in Note: This a need to alle then his will process in a assisting th subject to subject to	3. Prevent me Washington, He the merging of the merging of Chester-le-Struck in the historic settler. 4. Preserve the historic settler. 5. Assist in the Note: This assoned to allocathen his will be process in a messisting the new assisting the new the subject to He	1. Check unrestr 2. Safeguard the encroachment? 3. Prevent merg Washington, Ho the merging ofSI Chester-le-Stree 4. Preserve the shistoric settleme 5. Assist in the ru Note: This assess need to allocate then his will be uprocess in a mar assisting the reg Site lies withis subject to Ha	Would developmer the five purposes o 1. Check unrestricted 2. Safeguard the coul encroachment? 3. Prevent merging or Washington, Hought the merging of Shiney Chester-le-Street and 4. Preserve the specific historic settlements? 5. Assist in the regenerneed to allocate Greethen his will be under process in a manner assisting the regeneral subject to Habitar
	Zero/Low Impact - no or minimal mitigation required - Medium Impact - mitigation required			s within 6km of the coastal wildli t to Habitat Regulations Assessm	es within 6km of the coastal wildli ct to Habitat Regulations Assessm	Site lies within 6km of the coastal wildlife corridor, subject to Habitat Regulations Assessment (HRA).	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. Site lies within 6km of the coastal wildlife subject to Habitat Regulations Assessmer	4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. Site lies within 6km of the coastal wildlife of the subject to Habitat Regulations Assessment	Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics ohistoric settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. Site lies within 6km of the coastal wildlife subject to Habitat Regulations Assessmen	1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, an the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. Site lies within 6km of the coastal wildlife subject to Habitat Regulations Assessme	1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. Site lies within 6km of the coastal wildlife subject to Habitat Regulations Assessmer

Significant Constraints Category 2: Constraints			Topography	Site	Ground C					Constraints	Category 2:		Significant	Flooding				Category 2: Constraints			Category 1: Significant 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 buffer zone)	Steep Slope Hooth 8: Safety Executive (USE)	Gentle Slope		Predominantly Flat	Ground Conditions & Contamination	Source Protection Zone	Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium)	Surface Water Flooding – % of land	Vulnerability) Groundwater Flooding	Flood Risk Zone 2(Medium	Flood Risk Zone 3A (High Vulnerability)	Floodplain)	Flood Rick Zone 3R (Functional		Archaeological Site (Known & potential)	Conservation Area	Grade II Listed Building/Structure	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)
or	,			✓ Inc			15%	10%		or or	Ze		inc	구 -		Ze or rec					N D
or minimal mitigation required	Toro I have been set in a			dustrial uses may mea					i equii ed	or minimal mitigation	Zero/Low Impact - no		incidence potential of groundwater flooding.	o sito is partly affects.	<	Zero/Low Impact - no or minimal mitigation required					es the site have any his
mitigation required				Industrial uses may mean that contamination is present.						mitigation required	Medium Impact -		incidence potential of groundwater flooding.	d by 1.20 incidence cur		Medium Impact - mitigation required					Does the site have any historical or archaeological significance? No.
significant mitigation required				s present.			L	<	- equi-eq	significant mitigation	High Impact —		iace water Hooding. Low			High Impact – significant mitigation required					significance?
Retain as employment	Site Appraisal Conclusion	How many jobs co	How many home	What is considere	Suitability ar							Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?			Is the proposed development site designated as open space or playi fields?				Category 2: Constraints		Category 1: Significant Constraints
bloyment	al Conclusion	How many jobs could the site provide for?	How many homes could be provided?	What is considered suitable on the site?	Suitability and Deliverability							Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Is there water and sewerage capacity for site requirements?	Infrastructure and Services	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	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Historic Park or Garden (Eн ust) Village Green
		_		Employment								oad network	•)r			d/Play		st)
suitable for development								<	i e quii e d	al m	Zero/Low Impact - no			Access via Vietory Stroot	<	Zero/Low Impact - no or minimal mitigation required					No significant issues identified.
potentially suitable for development									iedulied	mitigation	Medium Impact -		ř	+		Medium Impact - mitigation required					entified.
suitable for development									ledulled	significant mitigation	High Impact –					High Impact – significant mitigation required					

			Landscape	Area of Si		Grade 2 c	Tree Pres	Category 2: Area of High La Constraints or Significance		Category 1: Grade l Agricultura Significant Constraints Ancient Woodland	e and								Present Land Use: Vacant en Adjacent Uses: Employment	SHLAA Ref:	SLR Ref: 734
				nificant Historic		Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape Value or Significance		and	-					734		Site Photos	Present Land Use: Vacant employment land Adjacent Uses: Employment		Site Area: 0.24ha
	<			Zero/Low Impact - no Medium Impact						No significant issues identified.		Key Designations: UDP SA1.1 Existing employment site						UDP De	Site appraised for:	west of Petrol Station, Sunderland	Site Location: South s
			red	mpact - High Impact –								Adjacent Designations: • Employment land						UDP Designations Map	Employment land	າ, Sunderland	Site Location: South side of Pallion New Road,
connectivity of habitats?	Would the development of the site impact upon the	\$	s;	Si	Constraints (L	Category 2: A	Ar pr	Re	Sc	Category 1: As Significant [R Constraints (S	sity	Cumulative Impact Subject to Hat Assessment	1) /	4			Is the site in Break?	Is the site in	
itats?	ment of the No.	Wildlife Corridor	Are there any known UK protected species/habitats on or adjacent to the site?	Site (LGS)	(LWS) Adverse impact on Local Geodiversity	Adverse impact on Local Wildlife Site	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		tive Impact Subject to Habitats Regulations Assessment	*	(: : /:	on		1	Alteration No.2 Designations Map	Is the site in a Settlement Break?	Is the site in the Green Belt?	
	_		ed to the		ersity	Site			<u> </u>	Area 🗸			l	4	+/		1	Лар	YES	NO <	YES 🗆
			or minimal mitigation required	Zero/Low Impact - no						Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).			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	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? ✓ Uı	Brownfield % 10
	<		mitigation required	Medium Impact -						the coastal wildlife con llations Assessment (Hi			nes that if there is a sites for development through the Local Plan yould be contrary to the urban area.	regeneration of the urban area?	parate characteristics of	erland with Tyneside, pring and Seaham, and ith Washington, moor?	from further	of the built-up area?	his site impact upon ìreen Belt?	Urban fringe?	100 Greenfield %
			significant mitigation required	High Impact –						ridor, and is therefore RA).									Impact No impact	Open countryside?	0

		Category 2: Constraints		Constraints	Catorina 1.			Topography	Ground Col							Category 2: Constraints		Significant Constraints	Flooding Category 1:				Category 2: Constraints			Category 1: Significant Constraints	Historic Env
buffer zone)	Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land	Electricity Pylon (+ 10m buffer zone)	COMAH Development Proximity or Inner Zone	Steep Slope	Undulating	Gentle Slope		Ground Conditions & Contamination Site Predominantly Flat	Sodi ce ri otection zone	within 1 in 1000 incidence (less) Critical Drainage Area	within 1 in 100 incidence (medium) Surface Water Flooding – % of land	Surface Water Flooding – % of land	Surface Water Flooding – % of land within 1 in 30 incidence (high)	Groundwater Flooding	Flood Risk Zone 2(Medium Vulnerability)	Flood Risk Zone 3A (High Vulnerability)	Floodplain)	Flood Risk Zone 3B (Functional		potential)	Archaeological Site (Known &	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)	Environment and Culture
			required	nal mitigation mitigation required					✓ Industrial uses may mean that contamination is present.						✓ required required required required				The site is subject to lower incidence groundwater flooding.		or minimal mitigation mitigation required required	Zero/Low Impact - no Medium Impact - High Impact -				Does the site have any historical or archaeological significance? Local archaeological importance.	
			purposes, and the site has been proposed to form part of the Sunderland Strategic Transport Corridor.			Site Appraisal Conclusion	How many jobs could the site provide for?		What is considered suitable on the site? Sunderland St								Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Is there water and sewerage capacity for site requirements?	Infrastructure and Services Is there road capacity for site traffic generation?	Is the proposed development site designated as open space or playing fields?		Public Right of Way	enspace	Category 2: Public Open Space/Playing Field/Play Constraints Area	Cemetery / Churchyard	Category 1: Historic Park or Garden (EH List) Significant Constraints Village Green	rastr
			development	suitable for					Sunderland Strategic Transport Corridor improvements							npact - no		Transport Corridor. Metr	Road network to alter as	<		Zero/low Impact - no	<u> </u>			Provides informal natural cycleway.	
	<		suitable for development development	potentially suitable for					nents				<			Medium Impact - High Impact - significant mitigation		Transport Corridor. Metro track and multi-user route to south.	Road network to alter as part of Phase 3 of the Sunderland Strategic			Medium Impact - High Impact -				Provides informal natural greenspace linked to the adjacent cycleway.	

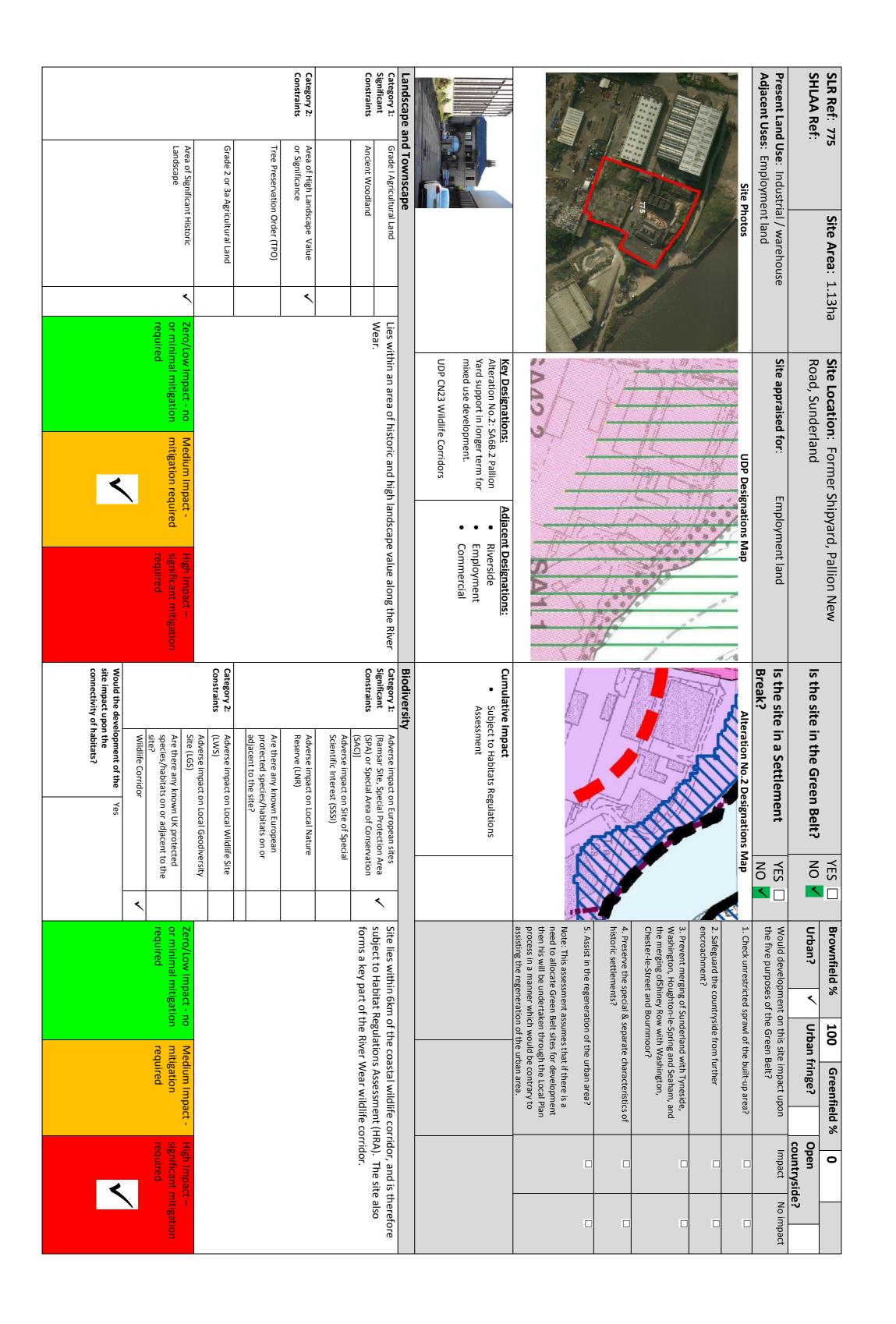
				Category 2: Constraints		Constraints	Category 1: Significant	Landscape a					Present Land Use: Adjacent Uses: En	SLR Ref: 73 SHLAA Ref:
	Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape or Significance		Ancient Woodland	Grade I Agricultural Land	Landscape and Townscape				Site P		735 ef:
	it Historic	ricultural Land	n Order (TPO)	dscape Value		īd.	ral Land				735	Site Photos	se: Vacant employment land Employment and housing	Site Area: 1.66ha
	Zero/Low Impact - or minimal mitigat required						No signifi						Si	
	ion no						No significant issues identified.		Key Designations: UDP SA1.5 Employment land			III/Irdushal/E	Site appraised for:	Site Location: Sunderland
	Medium Impact mitigation requi						ıtified.		s: pyment land		A Partie of the	Designa		: Pennywell
	ired								Adjacent Designations:			Designations Map	Employment land	ll Ind Estate, Plot 1,
	High Impact – significant mitigation required								<u>t Designations:</u> Employment Residential				and	e, Plot 1,
Would the development of the site impact upon the connectivity of habitats?	5	Category 2: Constraints				Constraints	Category 1: Significant	Biodiversity	Cumulative Impact				Is the site i Break?	Is the site i
opment of the No. the abitats?	Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	(SPA) or Special Area of Conservation (SAC)]	Adverse impact on European sites		tive Impact Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment				Is the site in a Settlement Break?	ls the site in the Green Belt?
-	ected nt to the	ife Site liversity	or or	re	cial		sites						YES	YES
	Zero/Low Impact - no or minimal mitigation required			<u>1 </u>		subject to F	Site lies wit			historic settlements? 5. Assist in the regen Note: This assessmer need to allocate Gree then his will be unde process in a manner assisting the regener.	3. Prevent me Washington, F the merging of Chester-le-Stra 4. Preserve th	Check unrests Safeguard the encroachment?	Would devel	Brownfield %
	npact - no mitigation					labitat Regula	hin 6km of the			historic settlements? 5. Assist in the regeneration of the urban are Note: This assessment assumes that if there need to allocate Green Belt sites for develop then his will be undertaken through the Local process in a manner which would be contrar assisting the regeneration of the urban area.	3. Prevent merging of Sunderland washington, Houghton-le-Spring a the merging of Shiney Row with Wachester-le-Street and Bournmoor? 4. Preserve the special & separate	 Check unrestricted sprawl of the built-u Safeguard the countryside from further encroachment? 	Would development on this site imp the five purposes of the Green Belt?	
<	Medium Impact - mitigation required					subject to Habitat Regulations Assessment (HRA).	Site lies within 6km of the coastal wildlife corridor,			historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of	 Check unrestricted sprawl of the built-up area? Safeguard the countryside from further encroachment? 	Would development on this site impact upon the five purposes of the Green Belt?	100 Greenfield % Urban fringe?
	High Impact – significant mitigation required					(HRA).	corridor, and is						Impact	% 0 Open countryside?
	ct – mitigation						and is therefore						No impact	де?

Category 1: Significant Constraints Category 2: Constraints	Ground Cor Site Topography	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic Env Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Ground Conditions & Contamination Site Predominantly Flat Topography Gentle Slope Undulating Steep Slope	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Zero/Low Impact - no Mediur or minimal mitigation mitigatin required	Possible contamination from previous industrial uses.	zero/Low Impact - no Mediur or minimal mitigation mitigati required	No significant issues identified.	Zero/Low Impact - no or minimal mitigation mitigation required	Does the site have any historical or archaeological significance?
Medium Impact - mitigation required required required	vious industrial uses.	Medium Impact - High Impact – significant mitigation required required		Medium Impact - High Impact – mitigation required required	archaeological significance?
	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	ion	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 cap site requirements? What is the broad accessibility of the site to local shopping services, public transport, educating community opportunities?	Is the proposed dev designated as open fields?	Green Infrastructure Category 1: Significant Constraints Historic Park Village Green Cemetery / C Category 2: Constraints Public Open Sp Area
Employment Land Review recommends that the site could be reconsidered for mixed uses. Non 'B' uses already permitted on part of the site.	erability on the site? Mixed use provided? te 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?	Allotment Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor elopment site space or playing No.	Ucture Historic Park or Garden (ЕН Цят) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
Site is considered suitable for development		Zero/Low Impact - no or minimal mitigation required	Plot 1 — Access through existing industrial estate road network. Minor capacity improvements to Chester Road roundabout and Hylton Road.	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 est ments to Chester Roa	Medium Impact - mitigation required	ntified.
Site is not considered suitable for development		High Impact – significant mitigation required	ate road network. d roundabout and	High Impact – significant mitigation required	

				Category 2: Constraints	Category 1: Significant Constraints	ĕ							Present Land Adjacent Use	SLR Ref: 754 SHLAA Ref:
	Landscape	Area of Significant Historic	Tree Preservation Order (IPO)	Area of High Landscape Value or Significance	Ancient Woodland	and Townscape				754	anni.	Site Photos	Present Land Use: Vacant employment land Adjacent Uses: Employment	Site Area:
~	or minimal mitigation required	Zero/Low Impact			NO Significa	:	UD em M5							1.04ha Sit Pa
					No significant issues identified.		Key Designations: UDP SA1.6 Existing employment site M5 Eastern Limit of Shallow Coalfield Area					UD	Site appraised for:	Site Location : Plots 8-9, Pallion Way, Sunderland
	e d	Ned in part					Adjacen •		$\overline{\mathbb{N}}$			UDP Designations Map	Employment land	
	significant mitigation required	Light Property					Adjacent Designations:● Employment land						land	Pallion Industrial Estate,
Would the development of the site impact upon the connectivity of habitats?		Constraints			Significant Constraints	Biodiversity	Cumulative Impact						Is the site i Break?	Is the site i
opment of the No. the abitats?	Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	(LWS) Adverse impact on Local Geodiversity Site (LGS)	Are there any known European protected species/habitats on or adjacent to the site?	Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR)	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		tive Impact Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment						in a Settlement	Is the site in the Green Belt?
_	ted to the	versity	or -	Ф <u>а</u>	n Area 🗸	_							YES 🗆	NO Y
		Zero/low/mpact-po			subject to Habitat Regulations Assessment (HRA).			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 & separ historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Brownfield % 100 Urban? V Urba
<	mitigation required	Medium Impact			e coastal wildlire cor itions Assessment (H			s that if there is a es for development ough the Local Plan uld be contrary to e urban area.	the special & separate characteristics of lements?	and with Tyneside, ng and Seaham, and h Washington, oor?	rom further	f the built-up area?	s site impact upon en Belt?	100 Greenfield % Urban fringe?
	significant mitigation required	E			rridor, and is therefor IRA).								<u> </u>	Open countryside?

Category 1: Significant Constraints Category 2: Constraints	Site Topography	Ground Co	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Constraints	Historic En Category 1:
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Predominantly Flat Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure	Environment and Culture Scheduled Ancient Monument Company for Acciented
zero/Low Impact - no or minimal mitigation mitigation required required v Medium Impact - significant mitigation required required	Industrial uses may mean that contamination is present.		Zero/Low Impact - no or minimal mitigation mitigation required cylinder cylinder required cylinder cyl	The site is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation mitigation required required Tequired Medium Impact - High Impact - significant mitigation required required	No.	Does the site have any historical or archaeological significance?
Retain as employment	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Suitability and Deliverability		Infrastructure and Services N Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	Constraints Cemetery / Churchyard Category 2: Constraints Public Open Space/Playing Field/Play Area	Green Infrastructure Category 1: Historic Park or Garden (EH List)
Site is considered suitable for development development			Zero/Low Impact - no or minimal mitigation required Medium Impact - mo mitigation required	Access via existing industrial road via Pallion Way. provision and HGV access based on end use.	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required		No significant issues identified.
d Site is not considered suitable for development			High Impact – significant mitigation required	on Way. Car parking se.	High Impact – significant mitigation required		

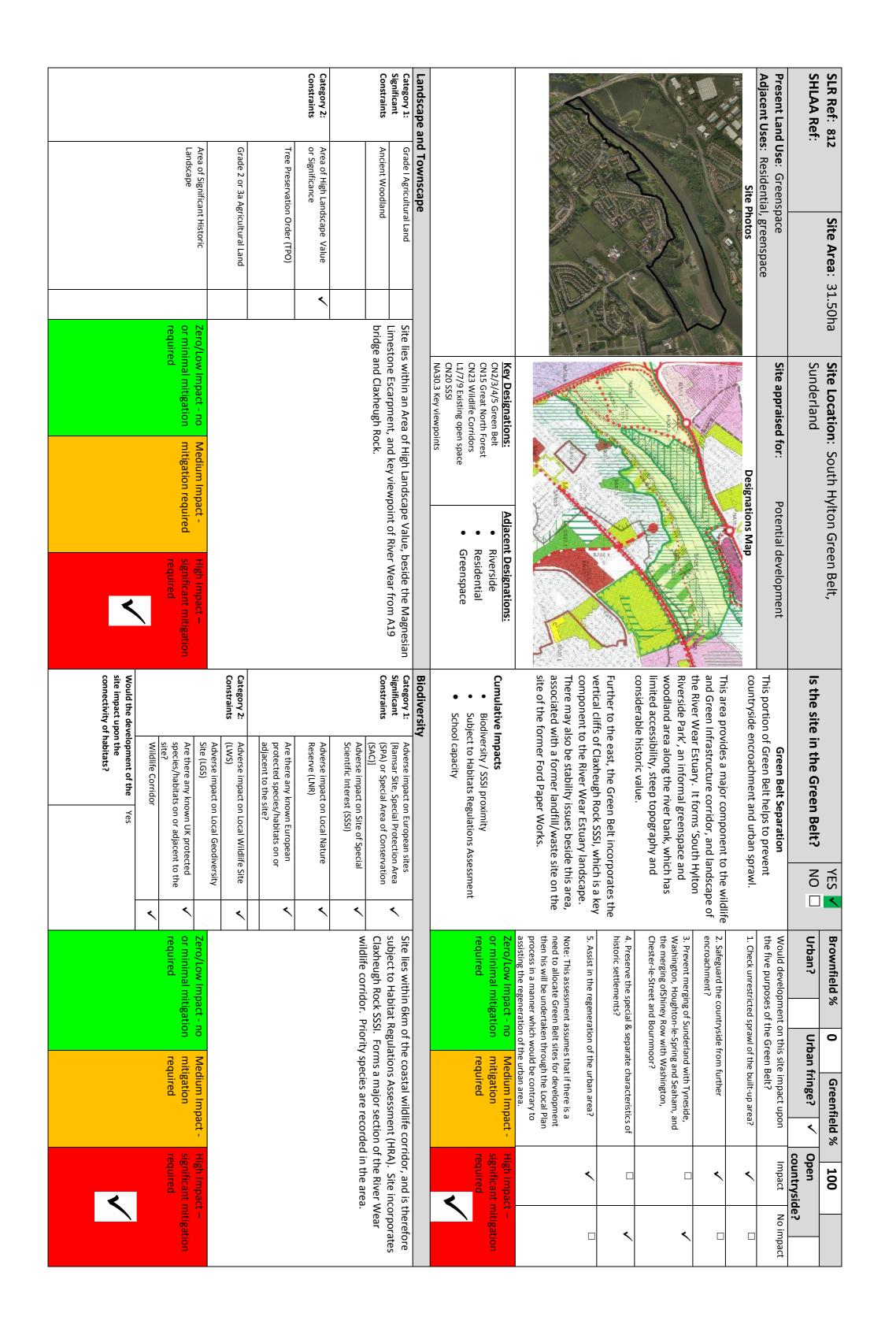
Area of Significant Historic Landscape	Category 1: Significant Constraints Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land				755	Site Photos	Present Land Use: Vacant employment land Adjacent Uses: Employment and housing	SLR Ref: 755 Site Area: 0.14ha SHLAA Ref:
Zero/Low Impact - no or minimal mitigation mitigation required required Medium Impact - significant mitigation required required	No significant issues identified.		Key Designations: Adjacent Designations: UDP SA1.5 Employment land • Employment • Residential			Designations Map	Site appraised for: Employment land	Site Location: Pennywell Ind Estate, Plot 2, Sunderland
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? Site (LGS) Are there any known UK protected species/habitats on or adjacent to the No.	Category 1: Adverse impact on European sites Significant (SPA) or Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Category 2: Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Biodiversity	Cumulative Impact • Subject to Habitats Regulations Assessment				Is the site in a Settlement YES Break? YES	Is the site in the Green Belt? YES NO
Zero/Low Impact - no or minimal mitigation required Medium Impact - significant mitigation required Wedium Impact - significant mitigation required	Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).			historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of	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?	Brownfield % 0 Greenfield % 100 Urban? V Urban fringe? Open countryside?



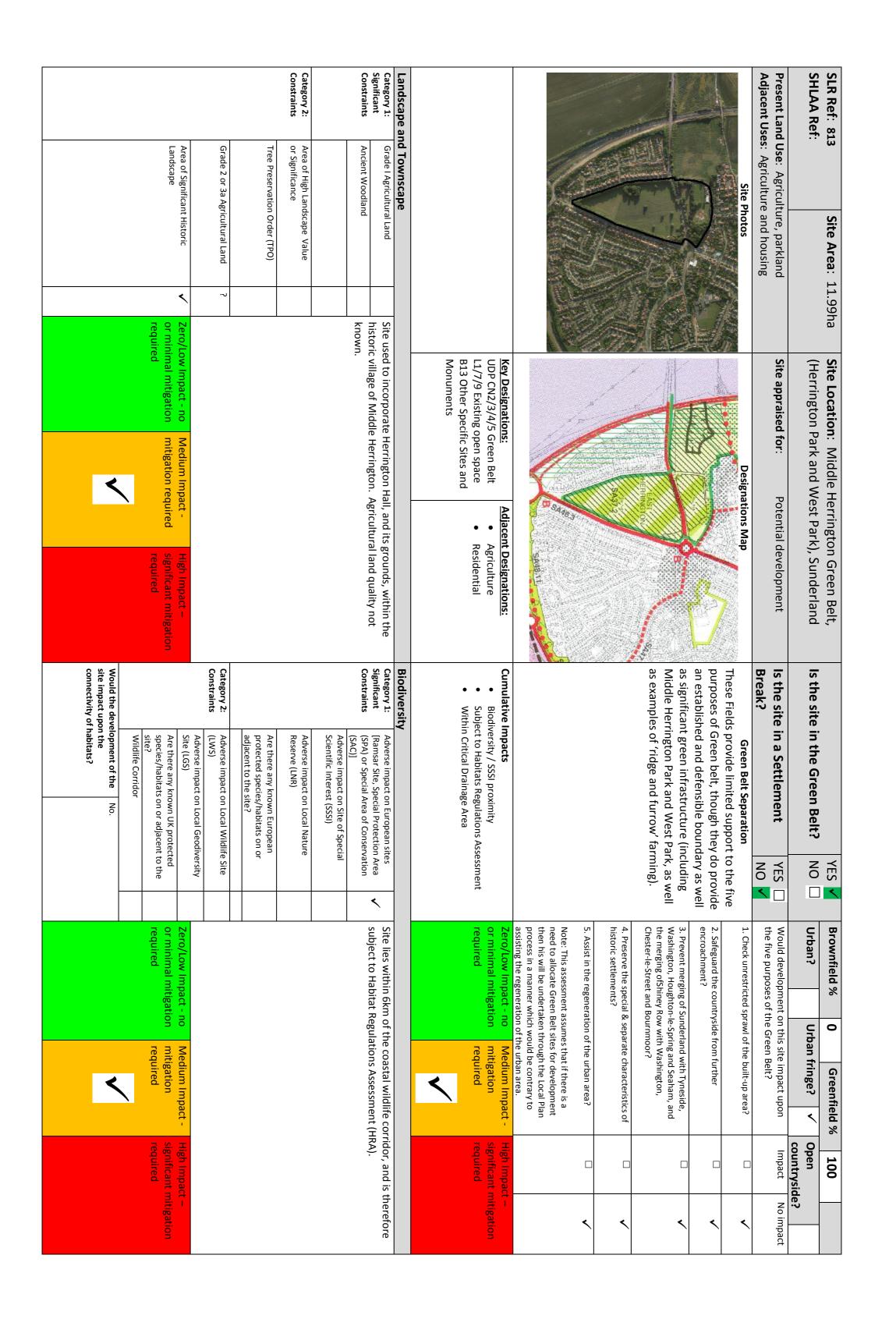
Constraints Category 2: Constraints	Category 1:			Site Topography	Ground Conditions &						Category 2: Constraints		Significant Constraints	Flooding				Category 2: Constraints			Significant Constraints	Category 1:
Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Health & Safety Executive (HSE)	Steep Slope	Gentle Slope	Predominantly Flat	ditions & Contamination	Source Protection Zone	Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	Surface Water Flooding – % of land within 1 in 30 incidence (high)	Groundwater Flooding	Flood Risk Zone 2(Medium Vulnerability)	Flood Risk Zone 3A (High Vulnerability)	Floodplain)	Elood Rick Zone 3R (Elipotional		Archaeological Site (Known & potential)	Conservation Area	Grade II Listed Building/Structure	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	(+ 50m buffer zone if not designated)	Category 1: Scheduled Ancient Monument
		<		_	_		<5%	<5%	<5%	<				_		< <						
required	Zero/Low Impact - no			Plateau site. Potential o						required	Zero/Low Impact - no		Lower incidence potent			Zero/Low Impact - no or minimal mitigation required					Local archaeological significance relating to sl village of Pallion.	Does the site have any his
✓	Medium Impact -			Plateau site. Potential contamination from industrial uses.						e dans	Medium Impact -		Lower incidence potential of groundwater flooding.	++0 1.20 : : : : : : : : : : : : : : : : : : :	<	Medium Impact - mitigation required					icance relating to shipbuil	Does the site have any historical or archaeological significance?
required	High Impact –			ustrial uses.			Ľ	<u> </u>		required	High Impact – significant mitigation		ding.	5		High Impact – significant mitigation required					nipbuilding and historic riverside	significance?
site could pot Following con site may be su	Currently allo	Site Appraisa	How many jobs c	What is considered. How many home	Suitability ar							Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there water an requirements?	Infrastructur	Is the proposed development site designated as open space or playi fields?				Category 2: Constraints		Significant Constraints	Category 1: Historic
site could potentially be allocated for other uses. Following completion of new highway projects the site may be suitable for residential development	Currently allocated for employment land-	Site Appraisal Conclusion	How many jobs could the site provide for?	What is considered suitable on the site? Mixed use How many homes could be provided?								Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Is there water and sewerage capacity for site requirements?	Infrastructure and Services	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	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Village Green	Historic Park or Garden (EH LIST)
development	Site is considered										Zero/Low Impact - no	1	Corridor Phase 3. Accommodation works required to maintain access to remaining land parcels.	Diots 2 and 4 directly as		Zero/Low Impact - no or minimal mitigation required					corridor.	The site lies within the
suitable for development	Site is considered									required	Medium Impact -	-	ommodation works re	fforted by Cundovlano	<	Medium Impact - mitigation required						within the River Wear strategic Green Infrastructure
development	Site is not considered								<	required	High Impact – significant mitigation		quired to maintain	C+50+02:0		High Impact – significant mitigation required						Green Infrastructure

Lan	Gra	Category 2: Area Constraints or S Tree		Landscape and To		SHLAA Ref: SHLAA Ref: Present Land Use Adjacent Uses: H	
Landscape	Grade 2 or 3a Agricultural Land Area of Significant Historic	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	Ancient Woodland	and Townscape		SHLAA Ref: Present Land Use: Employment land Adjacent Uses: Housing and employment Site Photos	
or minimal mitigation required	Zero/l ow Impact - no		No significant boats activities	No cianificant	Wey Designations: UDP SA1.6 Existing employment site M5 Eastern Limit o Coalfield Area	Site appraised for:	
	Medium Impact			+: -: -: -: -: -: -: -: -: -: -: -: -: -:	f Shallow	eside Piot 3, Vay, Sunderl Emplo UDP Designatio	ပ
significant mitigation required	High Impact –				 Adjacent Designations: Residential Employment land 	Employment land gnations Map	allion Industrial
Are there any known UK protected species/habitats on or adjacent to the site? Would the development of the site impact upon the connectivity of habitats?	Category 2: Adverse impact on Local Wildlife Site Constraints (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?		Biodiversity Adverse impact on European sites	Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment	Is the site in the Green Belt? Is the site in a Settlement Break? Alteration No.2 Designations Map	
r adjacent to the	cal Wildlife Site	cal Nature European bitats on or	Protection Area of Conservation e of Special	roppen sites	tions	elt? NO VES Dations Map	VEC
_	Zero/Low Impact - no		subject to Habitat Regulations Assessment (HRA).	Cito line within 6km of th		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? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	
	Medium Impact		Habitat Regulations Assessment (HRA).	po postal wildlife posti		an t sof	Greenfield %
significant mitigation required	High Impact –		A).	105 05 05 05 05 05 05 05 05 05 05 05 05 0		Open countryside? Impact No impact	100

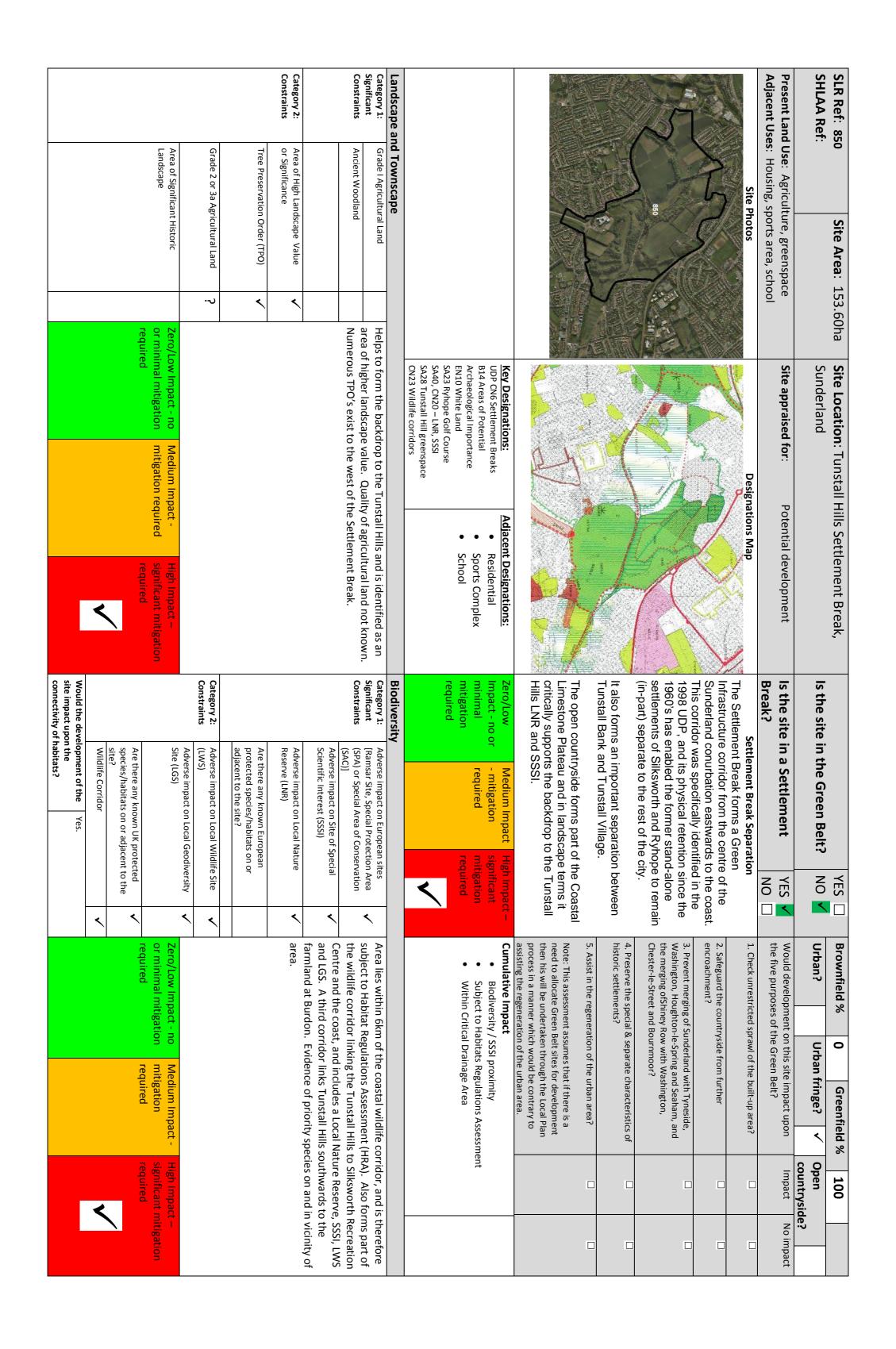
Significant Constraints Category 2: Constraints	Category 1:		Topograpity	Site	Ground Co							Constraints	Category 2:		Significant Constraints	Flooding Category 1:					Category 2: Constraints			Significant Constraints	Historic En
COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Steep Slope Health & Safety Executive (HSE)	Undulating Undulating	Cost of Class	Predominantly Flat	Ground Conditions & Contamination	Source Protection Zone	Critical Drainage Area	within 1 in 100 incidence (medium) Surface Water Flooding – % of land	Surface Water Flooding – % of land	Surface Water Flooding – % of land within 1 in 30 incidence (high)	Groundwater Flooding 🗸	Vulnerability)	Flood Risk Zone 2(Medium	Flood KISK Zone 3A (High Vulnerability)	Floodplain)	Flood Risk Zone 3B (Functional		potential	Archaeological Site (Known &	Conservation Area	Grade II Listed Building/Structure	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	(+ 50m buffer zone if not designated)	Historic Environment and Culture Category 1: Scheduled Ancient Monument
	Zero/Low Impact - no Medium Impact -			No significant issues identified.				<			required		Zero/low Impact - no Medium Impact -			The site is affected by lower incidence potentia	<	required mitigation mitigation required						No.	Door the cite have any historical or archaeological cignificance?
significant mitigation required	High Impact —										required	significant mitigation	High Impact –		•	tential of groundwater		significant mitigation required	High Impact —					G	significance?
Retain as employment	Site Applaisa	Cito Appraisa	How many homes	What is considere	Suitability an								local shopping ser community oppor	site requirements? What is the broad a	Is there water and requirements?	Infrastructur	Is the proposed development site designated as open space or playi fields?					Category 2: Constraints		Significant Constraints	Green Infrastructure
bloyment	Applaisal Coliciusion	City Appraisal Conclusion	How many homes could be provided?	What is considered suitable on the site? Employment	Suitability and Deliverability								local shopping services, public transport, education and community opportunities?	is there education/community/nearth facility capacity for site requirements? What is the broad accessibility of the site to local road network.	Is there water and sewerage capacity for site	Infrastructure and Services Is there road capacity for site traffic generation?	Is the proposed development site designated as open space or playing fields?	Green Infrastructure corridor	Public Right of Way	Allotment	Natural greenspace	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Village Green	tructure
suitable for development	Site is considered								<		required	or minimal mitigation	Zero/Low Impact - no		utilised via European Way/Brussels Road.	✓ Planning consent for container storage facility.	<	or minimal mitigation required	Zero/Low Impact - no		<u> </u>			Pirc brokace milotina Bi censpace within the carace	Cito provides informal a
potentially suitable for development	Site is considered										required	mitigation	Medium Impact -		'ay/Brussels Road.	ntainer storage facilit		mitigation required	Medium Impact -					יירויים למכר אוניוווי נוור	roopspace within the
suitable for development	Site is not considered										required	significant mitigation	High Impact –		,	ty. Existing access		significant mitigation required	High Impact —					6.60	



Surface Water Flooding – % of la within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Category 2: Flood Risk Zone 2(Medium Constraints Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (medium) Surface Water Flooding – % of land within 1 in 100 incidence (medium)	Flooding Category 1: Significant Floodplain) Constraints Flood Risk Zone 3B (Functional Floodplain) Vulnerability)	Category 2: Grade II Listed Building/Structure Constraints Conservation Area Archaeological Site (Known & potential)	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
	n vof land v	nal	cture <	ent signated)
Steep sided topography. Landfill/waste si Works). Zero/Low Impact - no or minimal mitigation mitigation required Medium Impact - no mitigation required	Zero/Low Impact - no Me or minimal mitigation mit required	Small sections of the Green Belt demonstrate water flooding. The riverside is affected by Fincidence potential of groundwater flooding.	Zero/Low Impact - no Me or minimal mitigation mit	Does the site have any historical or archaeological significance? Local archaeological importance relating to South Hylton village and historic shipyards.
te (Form	Medium Impact - Hig mitigation required sig rec	the Green Belt demonstrate 1:30 incidence s The riverside is affected by Flood Risk Zones.	Medium Impact - Hig mitigation required sig	al or archaeological signifi e relating to South Hylton
te (Former Ford Paper High Impact – significant mitigation required	High Impact – significant mitigation required	surface Low	High Impact – significant mitigation required	
What is considered suitable on the How many homes could be provid How many jobs could the site provid Site Appraisal Conclusion Forms a large area of Green	What is the broad local shopping servicemmunity opport	Is the proposed development site designated as open space or playing fields? Infrastructure and Services Is there road capacity for site traffic g Is there water and sewerage capacity requirements? Is there education/community/healtl site requirements?	Is the proposed de	Green Infrastructure Category 1: Historic Significant Constraints Village (Cemete Category 2: Public O Constraints Area
What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion Forms a large area of Green Belt.	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	and Services ity for site traffic gene sewerage capacity for community/health far	space of Way path/bri tructui	Ucture Historic Park or Garden (εн ust) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
Natural greenspace	etwork,	Yes, amenity and natural greenspace rration? site	eway) corridor	len (EH List)
	Zero/Low Impact - no or minimal mitigation required		Zero/Low Impact - no or minimal mitigation required	Site forms part of the River Wear Green Infrastructure corridor. Virtually the entire area is identified as either natural or amenit greenspace.
	Medium Impact - mitigation required		Medium Impact - mitigation required	ver Wear Green Infri is identified as eithe
	High Impact – significant mitigation required	<	High Impact – significant mitigation required	art of the River Wear Green Infrastructure corridor. entire area is identified as either natural or amenity



Historic Env	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? The site forms the former grounds of Herrington Hall, and lies partly within the boundary of the historic village of Middle Herrington.	Category 1: vithin the Significant Constraints	Historic Park or Garden (EH List) Village Green	The site incorporates Mide greenspace known as Wes greenspace/pasture land.	The site incorporates Middle Herrington Park, as well as amenity greenspace known as West Park. It also includes natural greenspace/pasture land.
	World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard		
	Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area	,	
Category 2: Constraints	Grade II Listed Building/Structure			Natural greenspace	1	
	Conservation Area			Allotment	,	
	Archaeological Site (Known & potential)	 Zero/Low Impact - no or minimal mitigation mitigation required required Zero/Low Impact - no or minimal mitigation mitigation required 	- tigation	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - High Impact - mitigation significant mitigation required
			Is the proposed development site designated as open space or playing fields?	space or playing formal parkland, amenity and natural greenspace		
Flooding			Infrastructure and Services	and Services		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Critical Drainage Area and Source Protection Zone, and is partly affected by 1:30 incidence surface water flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?		
	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 - High Impact - or minimal mitigation mitigation required significant mitigation	- tigation		v Impact - no ial mitigation	Medium Impact - High Impact - significant mitigation
		Tedanea			Ieduiieu	leduiled
	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land	5%				
	within 1 in 100 incidence (medium)	10%				
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	20%				
	Source Protection Zone					
Ground Cor	Ground Conditions & Contamination		Suitability and	Suitability and Deliverability		
Site	Predominantly Flat	✓ No significant issues identified.	What is considered	What is considered suitable on the site? Parkland / natural greenspace	al greenspace	
Topography			How many homes could be provided?	ould be provided?		
	Gentle Slope Undulating		How many jobs cou	How many jobs could the site provide for?		
	Steep Slope		Site Appraisal Conclusion	Conclusion		
Category 1:	Health & Safety Executive (HSE)	Zero/Low Impact - no Medium Impact - High Impact -				
Significant Constraints	COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Site forms part of the Green Belt.		
Category 2:	HSE COMAH Middle or Outer Zone					
COIISTIAIIIIS	Minerals Legacy (quarries and coal					***
	Minerals Safeguarded Area					
	buffer zone)					



Category 1: Significant Constraints Category 2: Constraints		Site Topography	Ground Con		Category 2: Constraints	Constraints	Flooding Category 1: Significant			Constraints	Category 2:		Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone)	Undulating Steep Slope	Predominantly Flat	Ground Conditions & Contamination	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Flood Risk Zone 3A (High Vulnerability)	Flood Risk Zone 3B (Functional Floodplain)		Archaeological Site (Known & potential)	Conservation Area	Grade II Listed Building/Structure	World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed	Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints
< <	< <			<5% <5% <10% <5% <	`				< .				—
Zero/Low Impact - no or minimal mitigation required		Sloping area, steeply sided in places. Tunstall Hills. Ryhope Colliery area is	ı	required	Zero/Low Impact - no or minimal mitigation required	Critical Drainage Area. I flooding.	Fields at bottom of Tuns water flooding. Far wes	required	Zero/Low Impact - no or minimal mitigation				Does the site have any historical or archaeol Local archaeological significance, especially a former Ryhope Colliery.
Medium Impact - mitigation required					Medium Impact - mitigation required	Low incidence potential of groundwater	Fields at bottom of Tunstall Hills are subject to 1:30 incidence surface water flooding. Far west portion of Settlement Break falls within	<	Medium Impact - mitigation required				Does the site have any historical or archaeological significance? Local archaeological significance, especially around Tunstall Hills former Ryhope Colliery.
High Impact – significant mitigation required		Landfill / waste site at base of a Coal Referral Area.		✓	High Impact – significant mitigation	of groundwater	1:30 incidence surface Break falls within	required	High Impact – significant mitigation				ogical significance? round Tunstall Hills and site of
Not suitable for developn area of Settlement Break	How many jobs could the site proving Site Appraisal Conclusion	What is considered	Suitability an			requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Infrastructur Is there road capa Is there water and	Is the proposed development site designated as open space or playi fields?			Constraints	Category 2:	Category 1: Historic Significant Constraints Village
Not suitable for development, forms a significant area of Settlement Break	How many jobs could the site provide for? Site Appraisal Conclusion	.5	Suitability and Deliverability			requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site	Green Intrastructure corridor Is the proposed development site Ves designated as open space or playing fields?	Public Right of Way (cycleway/ footpath/bridleway)	Allotment	Natural greenspace	Cemetery / Churchyard Public Open Space/Playing Field/Play	Historic Park or Garden (EH List) Village Green
ificant		ulture / nat				for Inetwork,		<		<u> </u>	<	'lay	
		Agriculture / natural greenspace		required	Zero/Low Impact - no or minimal mitigation			required	Zero/Low Impact - no or minimal mitigation		•	greenspaces in area, including the Tunstall Hills, former Ryhope Golf Course (providing natural greenspace) and allotments at Tunstall Hills and Hollycarrside.	The area forms a Green Infrastructure corridor linking Silksworth to the coast, as well as from Tunstall Hills southwards towards Burdon. It also incorporates National Cycle Route 1, together with a public bridleway leading to the Tunstall Hills. There are numerous
				required	Medium Impact - mitigation			required	Medium Impact - mitigation			duding the Tunstall Hi. al greenspace) and all	Infrastructure corridon Tunstall Hills southvonal Cycle Route 1, to
<				required	High Impact – significant mitigation			required	High Impact – significant mitigation			lls, former Ryhope Golf otments at Tunstall	or linking Silksworth to vards towards Burdon. Igether with a public are numerous