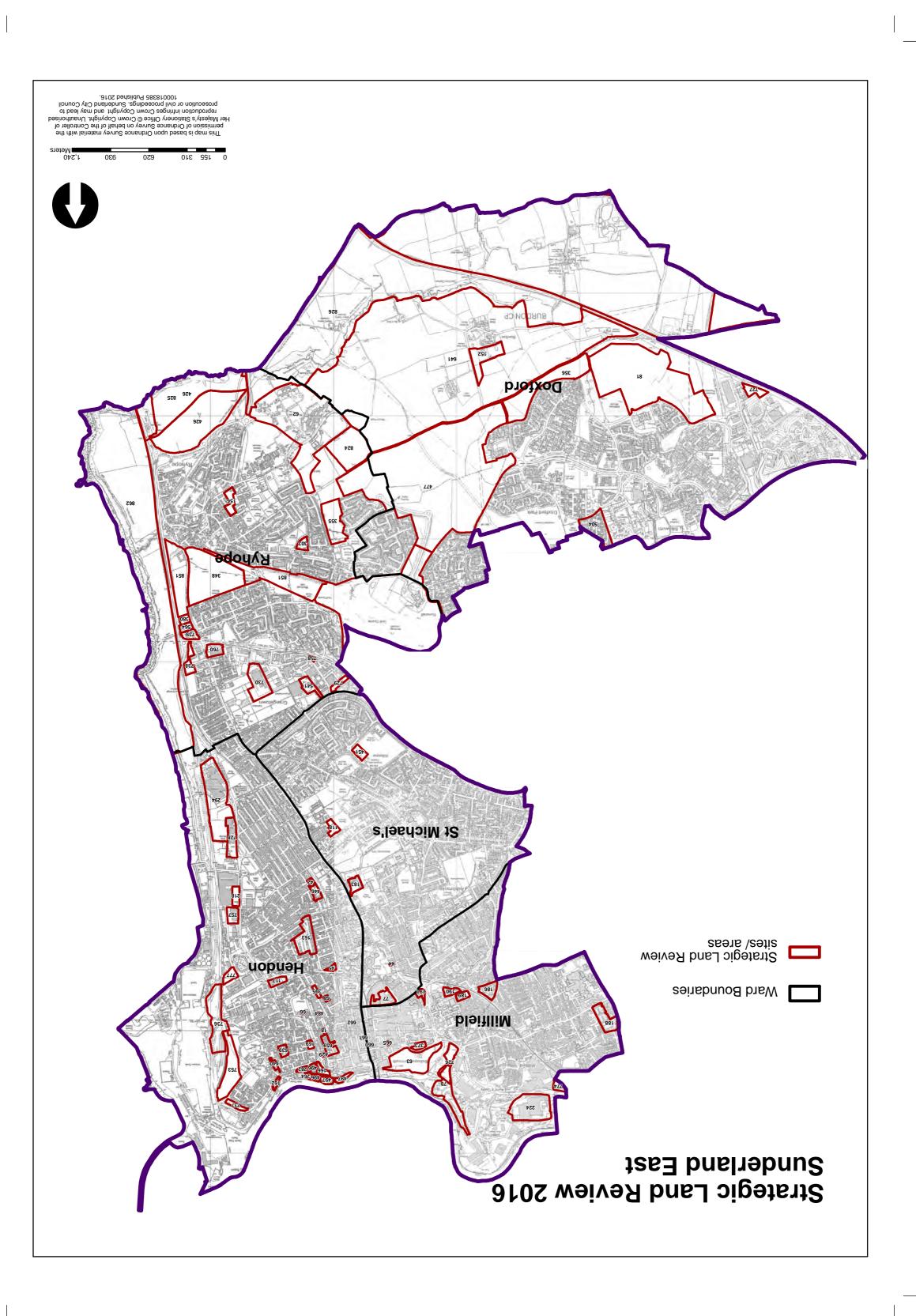
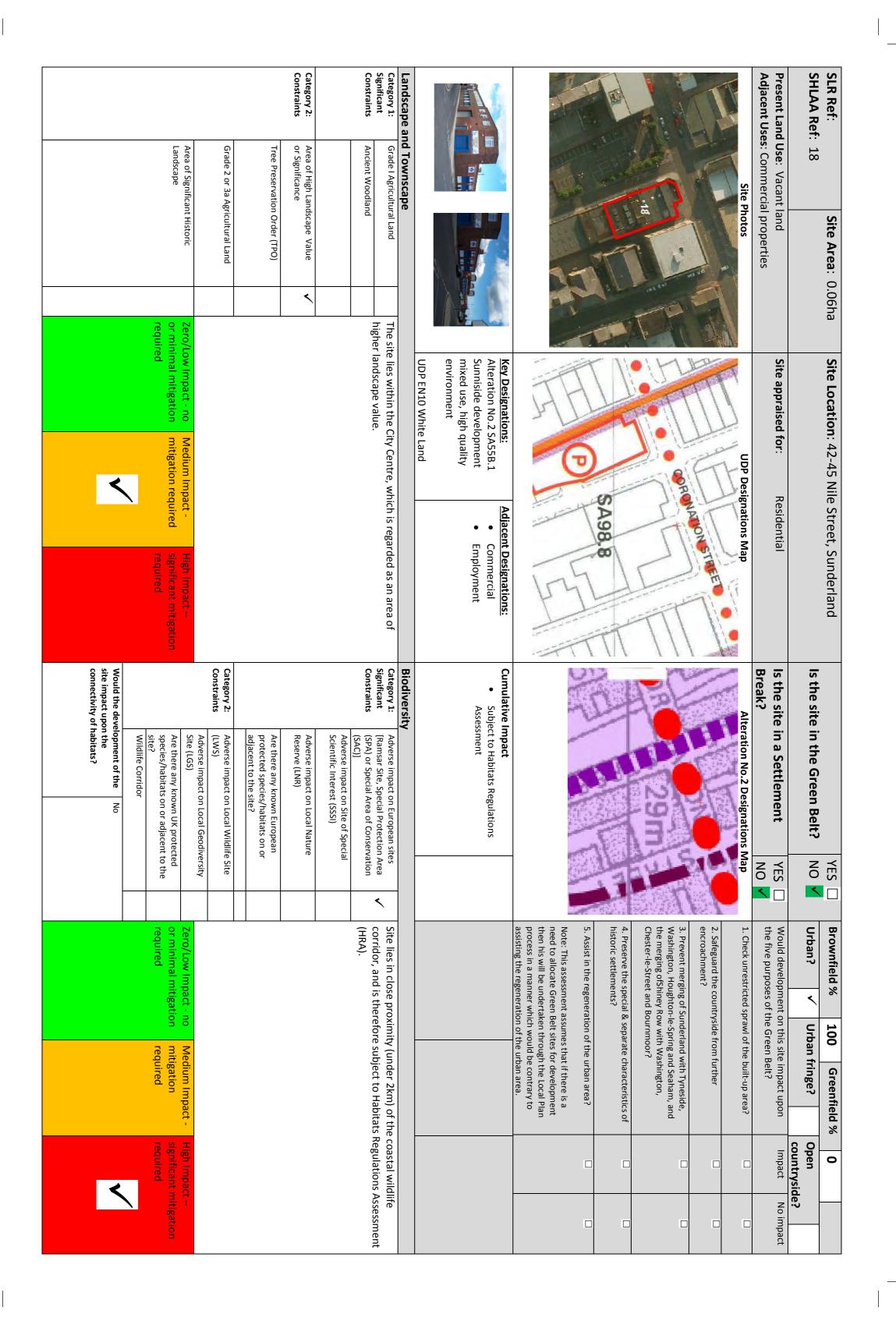
Sunderland City Council

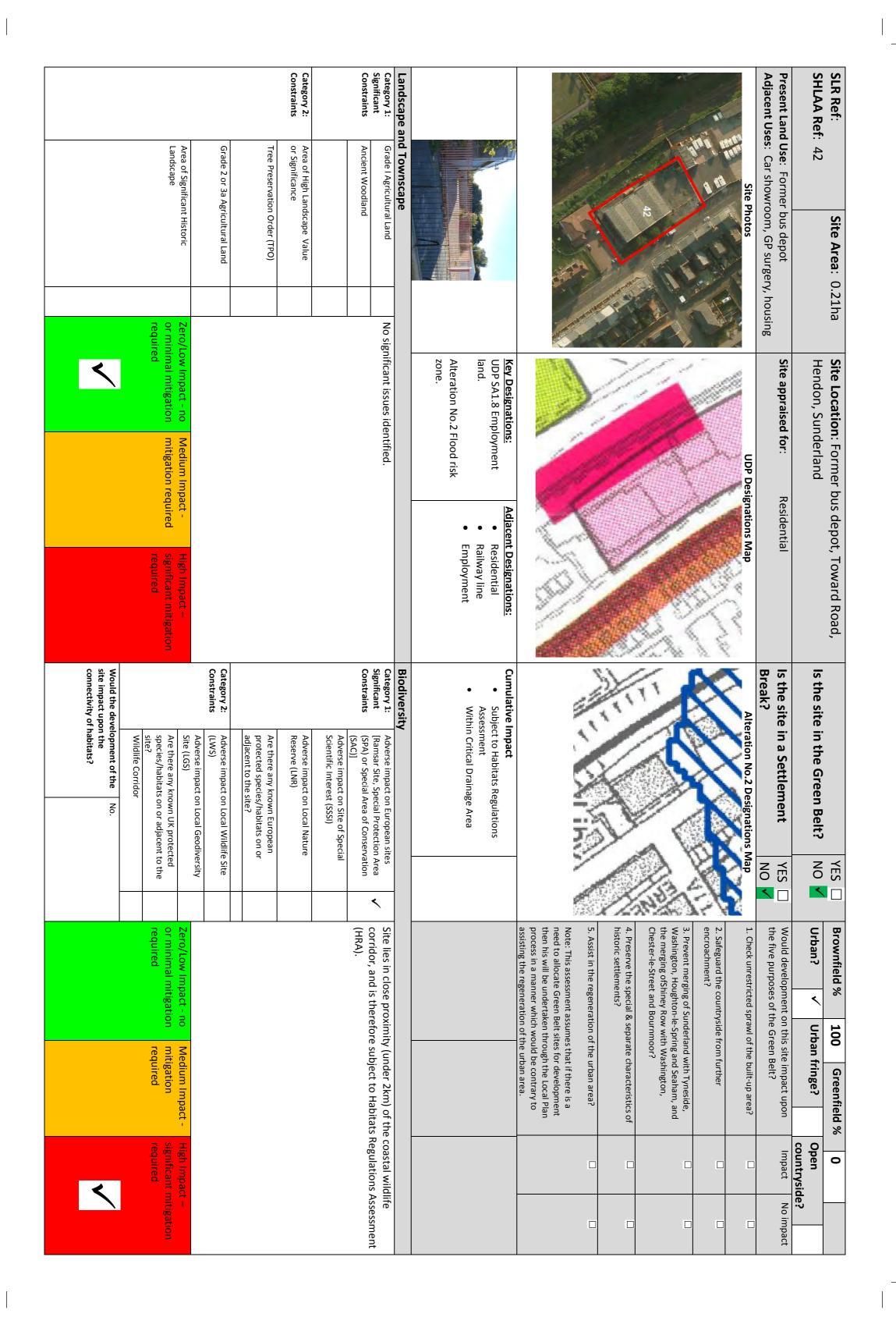
## Regic Land Review

East May 2016





Contraction was not	Historic Env	Historic Environment and Culture  Category 1: Scheduled Ancient Monument  Circles before a decimated and control a	Does the site have any historical or archaeological significance?	Green Infrastru Category 1:	<b>ucture</b> Historic Park or Garden (EH List)	No significant issues identified.
Controlled   Co	Significant Constraints	(+ 50m buffer zone if not designated)	Within Sunnside Conservation Area and settings of listed build Street and Nile Street	Significant Constraints	ge Green	
Genote Hundry Building/Brittonian  Contenting Street, real Product of Contenting Stree		World Heritage Site & Setting (+ candidate)		Cem	etery / Churchyard	
Conversation Arian   Conversation   Conversation Arian   Conversation		Grade I/Grade II*Listed Building/Structure			c Open Space/Playing Field/Play	1
Adherelogical Site Rosons 8.	Category 2:			Natu	ral greenspace	I.
Ancheological See (Noone 8:				Allo	tment	1
Flood Flack Zone 3A (Plag)  Flood Flack Zone 2 (Medium)  Flood Flack Zone		Archaeological Site (Known & potential)	Medium Impact - mitigation required		ic Right of Way way/ footpath/bridleway) en Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required
Flood 8sk Zone 38 (Functional Flood)   Flood 8sk Zone 3			<			<
Flood Sist Zone 34 Flieth	Flooding	_		Infrastructure and	Services	
Place Sist Zone 3A(High)   Vulnerability   V	Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Low incidence potential of groundwater flooding.	Is there road capacity for Is there water and sewer requirements?	site traffic generation? age capacity for site	Access from west
Flood insk Zone 2/Medium		Flood Risk Zone 3A (High Vulnerability)		Is there education/comn site requirements?  What is the broad access local shopping services, I community opportunitie	nunity/health facility capacity for ibility of the site to local road network, bublic transport, education and s?	1
Surface Water Flooding - % of land within 1 in 30 incidence (high)  Surface Water Flooding - % of land within 1 in 30 incidence (high)  Surface Water Flooding - % of land within 1 in 30 incidence (high)  Surface Water Flooding - % of land within 1 in 100 incidence (high)  Surface Water Flooding - % of land within 1 in 100 incidence (high)  Surface Water Flooding - % of land within 1 in 100 incidence (high)  Surface Water Flooding - % of land within 1 in 100 incidence (high)  Surface Water Flooding - % of land within 1 in 100 incidence (high)  Surface Water Flooding - % of land within 1 in 100 incidence (high)  Surface Water Flooding - % of land within 1 in 100 incidence (high)  Surface Water Flooding - % of land within 1 in 100 incidence (high)  Surface Water Flooding - % of land within 1 in 100 incidence (high)  Surface Water Flooding - % of land within 1 in 100 incidence (high)  What is considered suitable on the site?  Residential How many lobs could the site providet for?  Site Appraisal Conclusion  Flood MAH Development Flooring how many lobs could the site providet for?  Site Appraisal Conclusion  Flood Material Suffacion Flooding in the site of development for development for the site of the	Category 2: Constraints	ne 2(Medium ) · Flooding	Medium Impact - mitigation required		۵	Zero/Low Impact - no or minimal mitigation required
Surface Water Flooding: % of land within 1.1 nation incidence (less)  Critical Drainage Area  Conditions & Contamination  Predominantly Flat  Predominantly Flat  Conditions & Contamination  Predominantly Flat  Conditions & Contamination  Predominantly Flat  Predominantly Flat  Conditions & Contamination  Predominantly Flat  Flat  Conditions & Contamination  Predominantly Flat  Conditions & Contamination  Predominantly Flat  Flat  Conditions & Contamination  Predominantly Flat  Flat  Conditions & Contamination  Predominantly Flat  Flat  Conditions & Contamination  Conditions & Contamination  Predominantly Flat  Flat  Conditions & Contamination  Conditions & Contamination  Conditions & Contamination  Predominantly Flat  Flat  Conditions & Contamination  Contamination  Contamina		Surface Water Flooding – % of land within 1 in 30 incidence (high)  Surface Water Flooding – % of land within 1 in 100 incidence (medium)				
Source Protection Zone   Suitability and Deliverability		Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area	_			
Suitability and Deliverability   Suitability and Deliverability		Source Protection Zone				
Predominantly Flat	Ground Cor	nditions & Contamination		Suitability and De	iverability	
Gentle Slope   Condulating	Site Topography		No significant issues identified.	What is considered suita  How many homes could	e? Residen	
Steep Slope   Steep Slope   Health & Safety Executive (HSE)   COMAH Development Proximity or Inner Zone   Electricity Pylon (+ 10m buffer zone)   Health & Safety Executive (HSE)   Comand mitigation required   Inner Zone   Electricity Pylon (+ 10m buffer zone)   Health & Safety Executive (HSE)   Comand mitigation required   Significant mitigation required required   Significant mitigation   Significant mitigation required   Significant mitigation required   Significant mitigation		Gentle Slope		How many jobs could the	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 huffer zone)  Zero/Low Impact - no or Mineral Medium Impact - significant mitigation mitigation required required  Medium Impact - Significant mitigation required required required  Mitigation required required  Mitigation required required  Fequired  Medium Impact - Medium Impact - Significant mitigation required required  Fequired  Migh Impact - Potentially suitable for development		Undulating Steep Slope		Site Appraisal Con	clusion	
COMAH Development Proximity or Inner Zone  Electricity Pylon (+ 10m buffer zone)  HSE COMAH Middle or Outer Zone  Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)  Minerals Come  High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)	C+00001	Steep Slope			55	
	Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Medium Impact - mitigation required		for development	Site is 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				

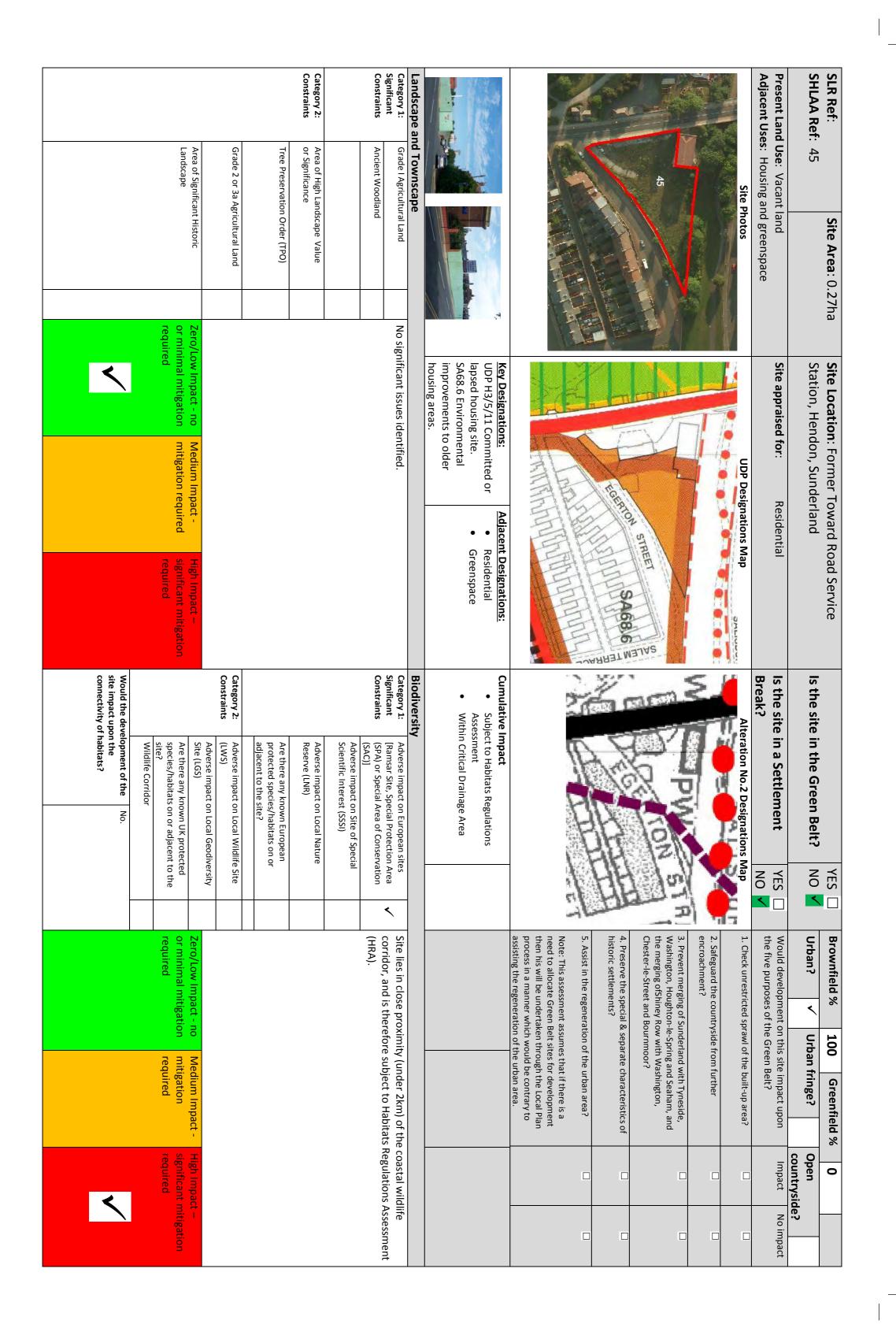


Category 1: Significant Constraints Category 2: Constraints	Site Topography	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic En  Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)  HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Predominantly Flat  Gentle Slope  Undulating  Steep Slope	Constraints  Constraints  Constraints  Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high)  Surface Water Flooding – % of land within 1 in 100 incidence (medium)  Surface Water Flooding – % of land within 1 in 100 incidence (medium)  Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone  Ground Conditions & Contamination	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Building/Structure  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
zero/Low Impact - no or minimal mitigation mitigation required required  V  Medium Impact - significant mitigation required required	✓ Previous industrial use – contaminants possible.	Zero/Low Impact - no or minimal mitigation mitigation required required  10%  10%  10%	The site lies in a Critical Drainage Zone and is affected by 1:100 incidence surface water flooding.	✓ Zero/Low Impact - no or minimal mitigation required required  ✓ Zero/Low Impact - Migh Impact - Significant mitigation required	Does the site have any historical or archaeological significance?  Local archaeological significance.
Potentially suitable for development, previous permission has elapsed.	What is considered suitable on the site? Residential How many homes could be provided? 20 95dpha How many jobs could the site provide for?  Site Appraisal Conclusion	In an accessible location  Suitability and Deliverability	Infrastructure and Services  Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Constraints  Constraints  Is the proposed devignated as open fields?	Green Infrastructure  Category 1: Historic Park or Garden (EH List) Significant Constraints Village Green  Cemetery / Churchyard  Category 2: Public Open Space/Playing Field/Play
Site is considered po suitable for development dev		Zero/Low Impact - no or minimal mitigation required mitigation required	Access from Toward Road	Zero/Low Impact - no or minimal mitigation required  Medium Ir mitigation required	No significant issues identified.
Site is not considered suitable for development		Medium Impact - mitigation required  High Impact - significant mitigation required		Medium Impact - mitigation required  High Impact – significant mitigation required	

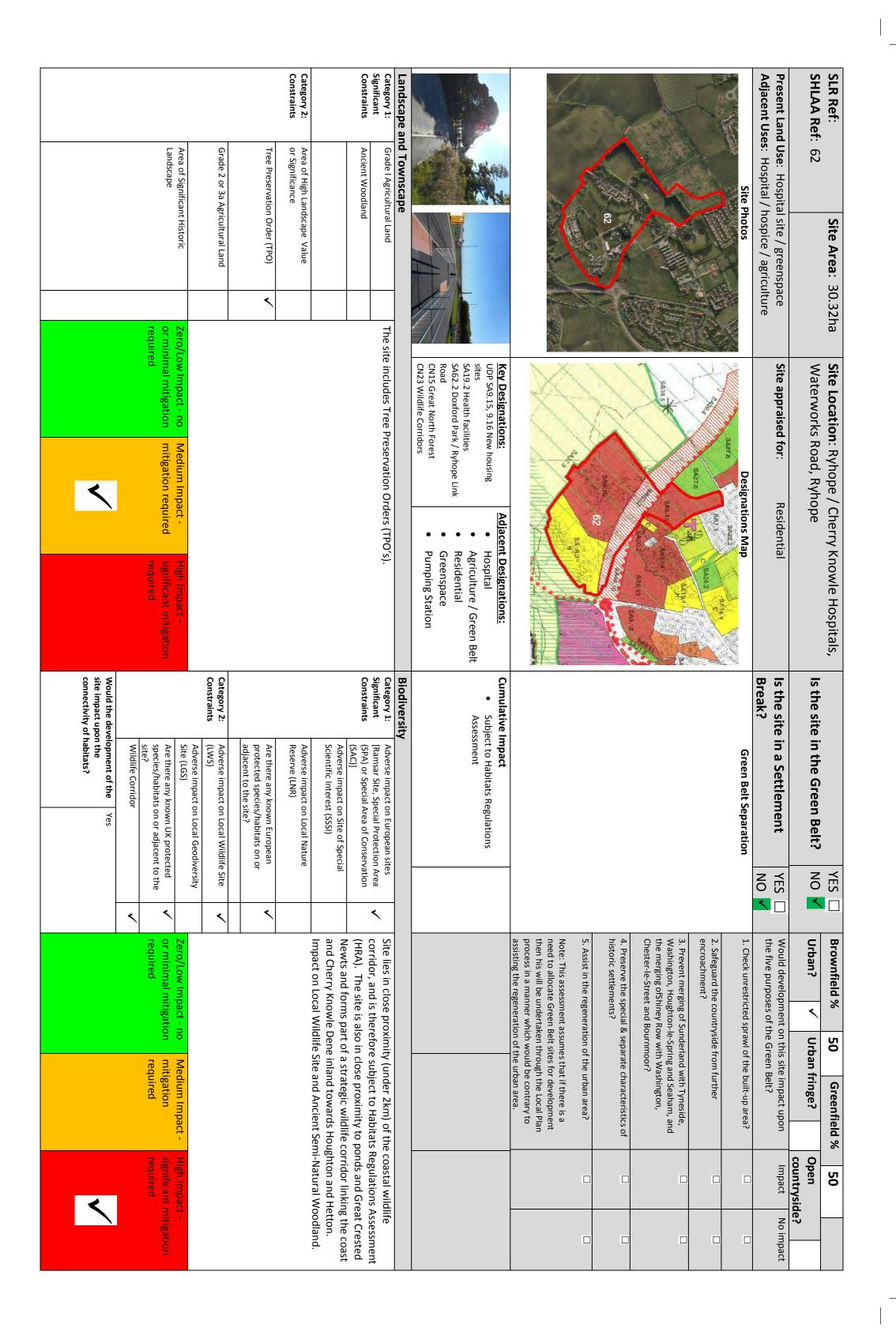
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					Category 2: Constraints		Category 1: Significant Constraints	ĕ						wall	Present Land Use: Adjacent Uses: H	SLR Ref: SHLAA Ref:
	Landscape	Area of Significant Historic	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape Value  or Significance		Ancient Woodland	and Townscape			num.		44		Use: s: Housing and commercial Site Photos	<b>Site Area</b> : 0.06ha
	ion	Zero / low Impact - no Medium Impact					I he site lies on the edge on the City Centre and Ashbrooke, which are both regarded as areas of higher landscape value.		Key Designations: UDP SA70(ii) Retail uses EN10 White Land.				MOR NO	front	Site appraised for: Re	a Site Location: The Bunker, Sunderland.
	ired	High Impact					Centre and Ashbrooke, which are dscape value.		<ul><li>Adjacent Designations:</li><li>Commercial</li><li>Residential</li><li>University</li></ul>		T	1			Residential signations Map	iker, 29 Stockton Road,
Would the development of the No. site impact upon the connectivity of habitats?	Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Constraints (LWS)  Adverse impact on Local Geodiversity  Site (LGS)	adjacent to the site?  Category 2: Adverse impact on Local Wildlife Site	Are there any known European	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	<b>Significant</b> [Ramsar Site, Special Protection Area <b>Constraints</b> (SPA) or Special Area of Conservation  (SAC)]	sity	<ul> <li>Cumulative Impact</li> <li>Subject to Habitats Regulations         Assessment     </li> <li>Within Critical Drainage Area</li> </ul>						Break?  Alteration No.2 Designations Map	Is the site in the Green Belt?
	cted t to the	iversity	ife Site	or -	ró l	Sial	n Area 🗸	_							YES U	NO <
	or minimal mitigation required	Zero/I ow Impact - no		1			Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats 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 of the urban area?	4. Preserve the special & separate characteristics of	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?	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 Urban?
		Medium Impact					ry (under zkm) of the e subject to Habitats F			tes that if there is a ites for development rough the Local Plan ould be contrary to the urban area.	of the urban area?	arate characteristics of	rland with Tyneside, ring and Seaham, and th Washington, noor?	from further	of the built-up area?	%
<	significant mitigation required	High Impact -					coastal wildlife legulations Assessment								Impact No impact	Open countryside?

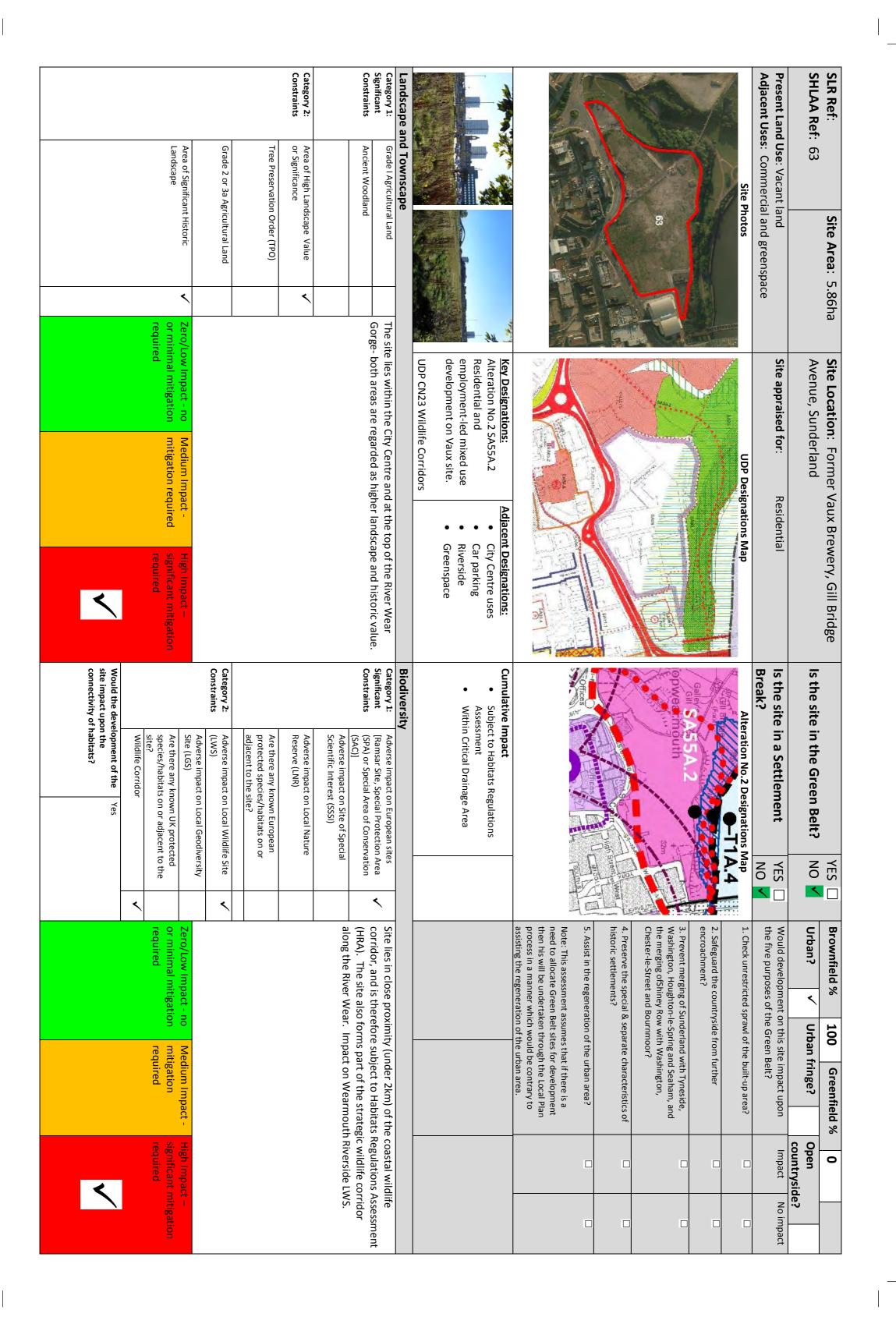
Category 1: Significant Constraints Category 2: Constraints	Site Topography	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic Env Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Predominantly Flat  Gentle Slope  Undulating  Steep Slope	Category 2: Vulnerability) Constraints  Vulnerability) Groundwater Flooding  Surface Water Flooding - % of land within 1 in 30 incidence (high) Surface Water Flooding - % of land within 1 in 100 incidence (medium) Surface Water Flooding - % of land within 1 in 1000 incidence (medium) Critical Drainage Area  Source Protection Zone  Ground Conditions & Contamination	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.	Zero/Low Impact - no or minimal mitigation required required	The site lies within a Critical Drainage Area.	Zero/Low Impact - no or minimal mitigation mitigation required	Does the site have any historical or archaeological significance? The site falls within Ashbrooke Conservation Area and contains an historic building.
High Impact – significant mitigation required		High Impact – significant mitigation required		High Impact – significant mitigation required	ogical significance? Area and contains an historic
Potentially sui	What is considered suitable on the How many homes could be provid How many jobs could the site prov	In an accessible location  Suitability and De	designated as open space of fields?  Infrastructure and S Is there road capacity for sile shere water and sewerage requirements? Is there education/commusite requirements? What is the broad accessiblocal shopping services, purcommunity opportunities?	Natural green:  Allotment  Public Right (cycleway/ foot) (cycleway/ foot) Green Infrast	Green Infrastructure Category 1: Historic Significant Constraints Village ( 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	In an accessible location  Suitability and Deliverability	fields?  Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Natural greenspace  Allotment  Allotment  Public Right of Way (cycleway/ footpath/bridleway)  Green Infrastructure corridor levelopment site No.	Historic Park or Garden (EH LIST)  Village Green  Cemetery / Churchyard  Public Open Space/Playing Field/Play Area
	Residential 19 317dpha		apacity for all road network, stion and	ridor	(EH List)
Site is considered suitable for development		Zero/Low Impact - no or minimal mitigation required	Use existing access	Zero/Low Impact - no or minimal mitigation required	No significant issues identified.
Site is considered potentially suitable for development		Medium Impact - mitigation required		Medium Impact - mitigation required	entified.
Site is not considered suitable for development		High Impact – significant mitigation required		High Impact – significant mitigation required	



Significant Constraints Category 2: Constraints		Site Topography		Category 2: Constraints	Category 1: Significant Constraints			Category 2:			Category 1: Significant Constraints	Historic En
COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)  HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)	** Expertiso (LICE)	Site Predominantly Flat  Topography  Gentle Slope	Source Protection Zone	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	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Conservation Area  Archaeological Site (Known & potential)	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
ired		Possible contamination from petrol tanks / oils etc.		Zero/Low Impact - no or minimal mitigation mitigation required required	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?  Site is opposite Mowbray Park Registered Historic Park and Garden and the grade II listed railings along the eastern boundary of the Park.	
significant mitigation required				High Impact – significant mitigation required			High Impact – significant mitigation required				<b>ficance?</b> Ind Garden and the Park.	
applications fo	Site Appraisal Conclusion	What is considere How many homes How many jobs co		In an accessible location	Intrastructure and sist there road capacity for sils there water and sewerage requirements?  Is there education/commusite requirements?  What is the broad accessib local shopping services, purcommunity opportunities?	Infractructur.	Allotment  Public Right (cycleway/ foot Green Infras: Is the proposed development site designated as open space or playi fields?		Category 2: Constraints		Category 1: Significant Constraints	Green Infrastructure
applications for student accommodation	Site Appraisal Conclusion	What is considered suitable on the site?  How many homes could be provided?  How many jobs could the site provide for?		ocation	Intrastructure and Services  Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	o and Corriers	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 Open Space/Playing Field/Play Area	Cemetery / Churchyard	Historic Park or Garden (Eн ust) Village Green	ructure
	_	Residential 20 74dpha			or etwork,		<		3/Play			
suitable for development				Zero/Low Impact - no or minimal mitigation required	Access as proposed in previous applications		Zero/Low Impact - no or minimal mitigation required				The site lies on the edge effectively follows the ac	
potentially suitable for development				Medium Impact - mitigation required	revious applications		Medium Impact - mitigation required				s on the edge of a Green Infrastructure corridor, which follows the adjacent former railway cutting.	
suitable for development				High Impact – significant mitigation required			High Impact – significant mitigation required				ture corridor, which / cutting.	



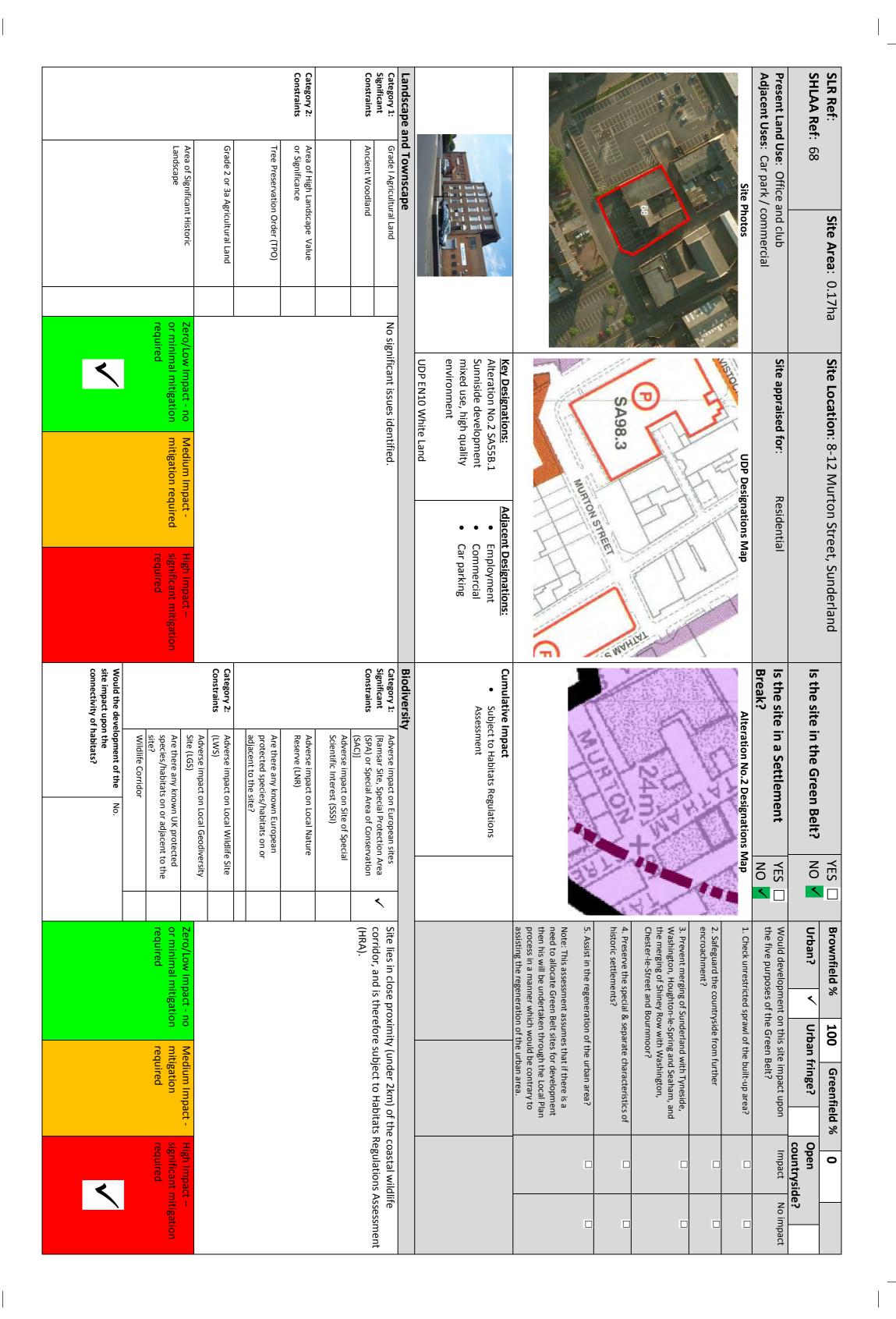
Historic En	Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	<b>Does the site have any historical or archaeological significance?</b> Site is adjacent and within setting of Ryhope Engines Museum / Pumping Station, a Scheduled Ancient Monument including grade II* and grade II listed	Category 1: Historic Park or Garden (EH List) Significant Constraints Village Green	The site forms part of a strategic Green Infrastructure corridor linking Houghton to Cherry Knowle Dene and the coast. It
	World Heritage Site & Setting (+ candidate)	Local archaeological significance.	Cemetery / Churchyard	sports pitches.
	Grade I/Grade II*Listed ✓ Building/Structure		Category 2: Public Open Space/Playing Field/Play Constraints Area	<u> </u>
Category 2:	Grade II Listed Building/Structure		Natural greenspace	<u> </u>
Constraints	Conservation Area		Allotment	
	Archaeological Site (Known &   potential)	Medium Impact -	Public Right of Way (cycleway/ footpath/bridleway)	Medium Impact -
		required required required required	idor	required required required required
		<	Is the proposed development site designated as open space or playing fields?	
Flooding	-		Infrastructure and Services	
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Source Protection Zone and is affected in parts by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding to the south of the site	Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?	Construction of the Ryhope to Doxford link road is integral to the scheme. Highways England concern on impact to A19/B1404
	Flood Risk Zone 3A (High Vulnerability)	C	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 - required Medium Impact - significant mitigation required required	Nearest local facilities provided in Ryhope	Zero/Low Impact - no Or minimal mitigation required required Medium Impact - High Impact - significant mitigation required required
	Surface Water Flooding – % of land within 1 in 30 incidence (high)  Surface Water Flooding – % of land within 1 in 100 incidence (medium)  Surface Water Flooding – % of land within 1 in 1000 incidence (less)			
	Source Protection Zone			
<b>Ground Co</b>	Ground Conditions & Contamination			
Site Topography	Predominantly Flat	Possible contamination from hospital uses.	What is considered suitable on the site? Residential  How many homes could be provided? 770 34dpha	ha
	Gentle Slope		How many jobs could the site provide for?	
	Steep Slope		Site Appraisal Conclusion	
C+00001.	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 Medium Impact - required Medium Impact - Significant mitigation required required	Site is considered developable if wildlife and highway issues can be resolved.	Site is considered Site is considered suitable for development suitable for development Site is considered suitable for development
Category 2: Constraints	HSE COMAH Middle or Outer Zone  Landfill sites, Contaminated land ✓			development
	Minerals Legacy (quarries and coal mining)			
	Minerals Sareguarded Area High Voltage electricity line(+10m huffer zone)			



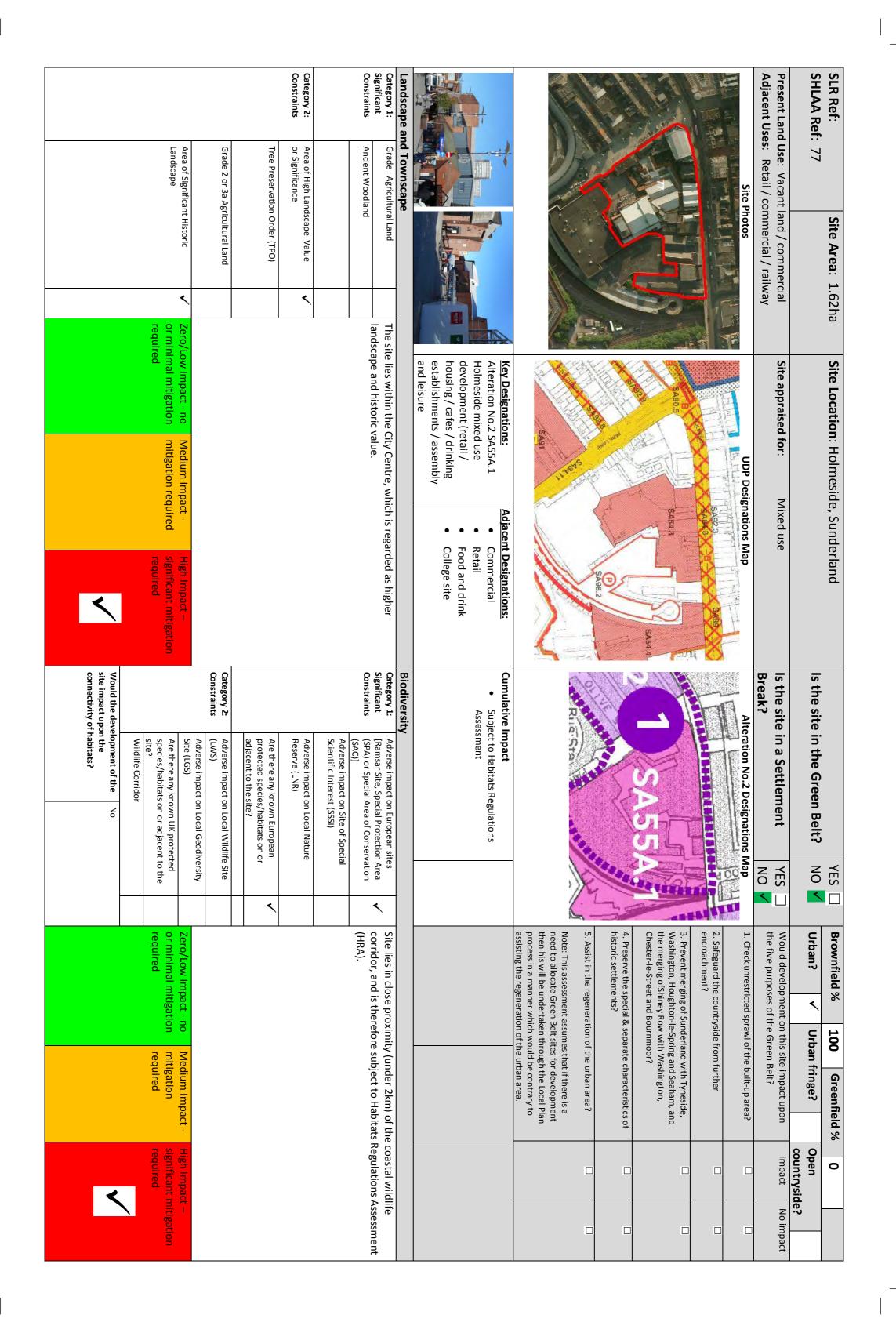
Historic Env	Historic Environment and Culture			Green Infrastructure	ucture				
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance?  Local archaeological significance.  Within setting of grade II listed Wearmouth Road and Railway Bridges,		Category 1: Significant Constraints	Historic Park or Garden (EH Ust) Village Green	:H List)	The site lies on the edge of the River Wear strategic Green Infrastructure corridor.	of the River Wear st	rategic Green
	World Heritage Site & Setting (+ candidate)	c	•		Cemetery / Churchyard				
	Grade I/Grade II*Listed Building/Structure			Category 2: Constraints	Public Open Space/Playing Field/Play Area	ield/Play			
Category 2:	Grade II Listed Building/Structure				Natural greenspace				
	Conservation Area				Allotment				
	Archaeological Site (Known &   potential)	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required signi required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	idor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
		<		Is the proposed development site designated as open space or playing fields?	velopment site No.			<	
Flooding				Infrastructure and Services	and Services				
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site partly lies within a Critical Drainage Area and partly within a Source Protection Zone. A small portion of the site is affected by 1:3 incidence surface water flooding.	vithin a d by 1:30	Is there road capaci Is there water and s requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?		Construction of St Marys Boulevard with access created for potential loop road.	s Boulevard with acce	ess created for potential
	Flood Risk Zone 3A (High Vulnerability)	groundwater flooding.		Is there education/site requirements? What is the broad a local shopping servicemently opportu	Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	pacity for all road network, tion and			
Category 2: Constraints	Flood Risk Zone 2(Medium  Vulnerability)  Groundwater Flooding	Zero/Low Impact - no Medium Impact - High or minimal mitigation mitigation required required required	High Impact – significant mitigation required	In a highly accessible location	le location		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)  3%							<	
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area		<						
	Source Protection Zone								
Ground Col	amination	Dotantial contamination from former hrawery use		What is considered	Suitability and Deliverability What is considered suitable on the site?	Residential			
Topography	riccommunity hat	Potential contamination from former prewery use.	T T -	How many homes of	How many homes could be provided?	201 46dpha			
	Gentle Slope Undulating		-	How many jobs could the site prov	How many jobs could the site provide for?  Site Appraisal Conclusion	_			
	Steep Slope			מיני אלים מימי	Colicidatori				
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	Medium Impact -		Site is considere	Site is considered developable with careful design	reful design	Site is considered	Site is considered	Site is not considered
Constraints	Inner Zone Electricity Pylon (+ 10m buffer zone)	required req	required	designation tha	designation that need to be considered	<u>σ</u> .	development	suitable for	development
Category 2:	HSE COMAH Middle or Outer Zone							development	
Constraints	Landfill sites, Contaminated land						<		
	Minerals Legacy (quarries and coal mining)	<					•		
	Minerals Safeguarded Area High Voltage electricity line(+10m								
	buffer zone)								

	Landscape	Area of Significant Historic	Grade 2 or 3a	Tree Preservat	Category 2: Area of High Landscape Constraints or Significance			Category 1: Grade   Agricultural Land										Adjacent Uses: Housing,	Present Land Use: Vacant site	SHLAA Ref: 66	SLR Ref:
			Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	andscape Value			ral Land		d						66		Housing / school playing fields Site Photos	nt site		Site Area: 0.07ha
<		Zero/Low Impact - no   Medium Impact -					יקווויגמור ושטמרט ומכוורווכמ.	No significant issues identified	UDP EN10 White Land	environment	Sunniside development	Key Designations:				HUBSON-ROAD	N	UDP D	Site appraised for:	Sunderland	Site Location: 15-18 H
	ğd	mpact - High Impact -								Commercial	Residential	Adjacent Designations:					A STHEET	UDP Designations Map	Residential		Site Location: 15-18 Hudson Road, Hendon,
Would the development of the site impact upon the connectivity of habitats?			Category 2: Advers Constraints (LWS)	Are th protec adjace	Adver Resen	Adver Scient		Biodiversity  Category 1: Adver				Cumulative Impacts			1 Fy	ION-RO		Break? Alteration	Is the site in a	Is the site in the Green Belt?	
s?	Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Adverse impact on Local Geodiversity Site (LGS)	Adverse impact on Local Wildlife Site (LWS)	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	se impact on European sites			מטונמנט ויכצמומנוטווט	tive Impacts			W Wks		SALV.	itions M	Settlement Y		
-	he	ţ	'n				- N &						,	-				0	YES 🗆	NO <	YES
		Zero/Low Impact - no	1					Site lies in close pro					Note: This assessment a need to allocate Green I then his will be underta process in a manner wh assisting the regeneration	5. Assist in the regeneration of the urban area?	4. Preserve the special 8 historic settlements?	3. Prevent merging of Sunderland v Washington, Houghton-le-Spring a the merging of Shiney Row with Wa Chester-le-Street and Bournmoor?	2. Safeguard the countrencroachment?	the five purposes of the Green Belt?  1. Check unrestricted sprawl of the built	Would development	Urban? ✓	Brownfield %
		no Medium Impact -					refore subject to Habita	close proximity (under 2km) of the coastal wildlife					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.	ation of the urban area?	<ol> <li>Preserve the special &amp; separate characteristics of historic settlements?</li> </ol>	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?	the countryside from further nt?	the five purposes of the Green Belt?  1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon	Urban fringe?	100 Greenfield %
<		- High Impact -					nd is therefore subject to Habitats Regulations Assessment	the coastal wildlife											Impact No impact	Open	0

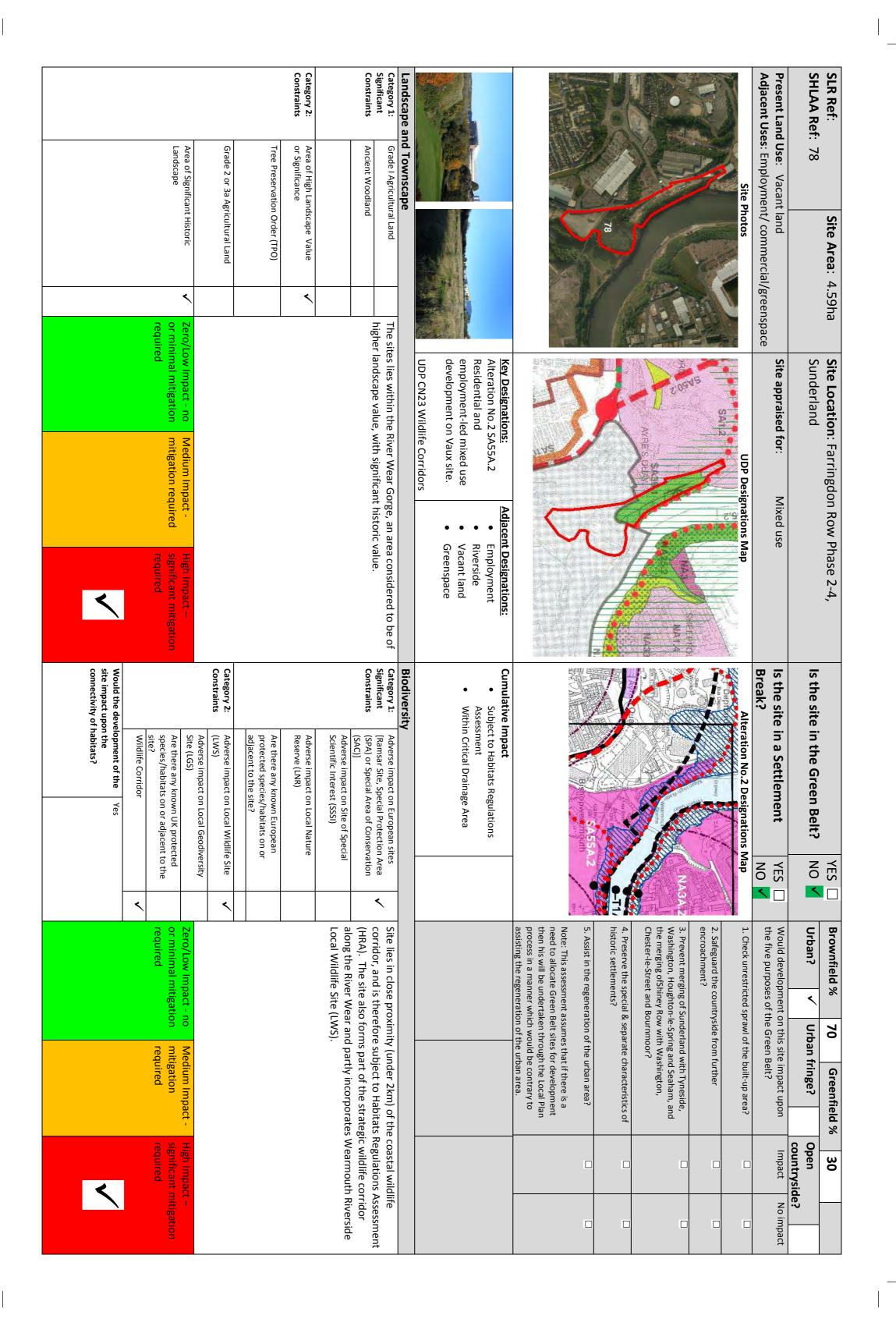
Category 1: Significant Constraints Category 2: Constraints	Topography	Ground Cor	Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic Env Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination Site   Predominantly Flat	Vulnerability)  Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high)  Surface Water Flooding – % of land within 1 in 100 incidence (medium)  Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)	Category 1: Significant Constraints  World Heritage Site & Setting (+ candidate)  Grade I/Grade II*Listed Building/Structure
zero/Low Impact - no or minimal mitigation mitigation required		No significant issues identified	required  Median initigation mitigation required	den	Zero/Low Impact - no or minimal mitigation required  Tequired  Medium Impact - mo mitigation required	Does the site have any historical or archaeological significance?
High Impact – significant mitigation required			significant mitigation required		High Impact – significant mitigation required	significance?
Site is potentia	How many homes could be provid How many jobs could the site prov Site Appraisal Conclusion	Suitability an What is considere	In a highly accessible location	Infrastructure and S Is there road capacity for si Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Allotment  Public Right (cycleway/ foot) (cycleway/ foot) Green Infras: Is the proposed development site designated as open space or playing fields?	Green Infrastructure Category 1: Historic Significant Village of Constraints Cemete Category 2: Public O Constraints Area
Site is potentially suitable for development	L5	Suitability and Deliverability  What is considered suitable on the site? Res	ble location	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment  Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?  No.	Historic Park or Garden (EH LIST)  Village Green  Cemetery / Churchyard  Public Open Space/Playing Field/Play Area
nt	286dpha	Residential		or o		Play
Site is considered suitable for development			or minimal mitigation required		Zero/Low Impact - no or minimal mitigation required	No significant issues identified.
Site is considered potentially suitable for development			mitigation required	Location of access to be established	Medium Impact - mitigation required	entified.
Site is not considered suitable for development			significant mitigation required	hed	High Impact – significant mitigation required	



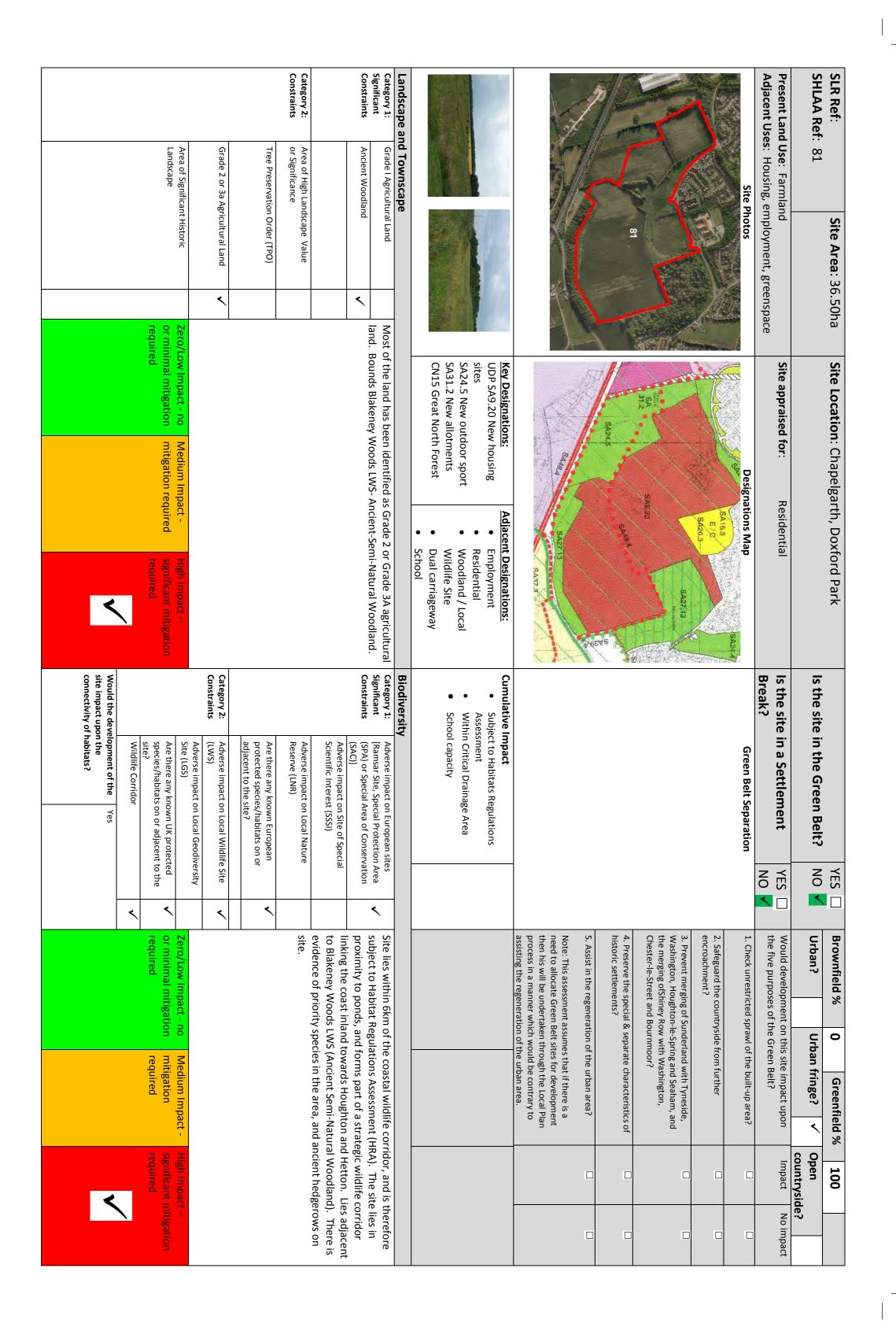
Historic Endated Category 1:	Historic Environment and Culture  Category 1: Scheduled Ancient Monument	Does the site have any historical or archaeological significance?		Green Infrastructure Category 1: Historic Park or Garden (EH List)	No significant issues identified.
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? Within wider settings of Mowbray Park Registered Historic Park and Garden, Sunniside Conservation Area and listed buildings in Tavistock Place and Tatham Street.		<b>V</b>	No sig
	World Heritage Site & Setting (+ candidate)	20 cct.		Cemetery / Churchyard	
	Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	2: Public Open Space/Playing Field/Play ts Area	
Category 2:	Grade II Listed Building/Structure	<b>\</b>		Natural greenspace	
	Conservation Area	<		Allotment	
	Archaeological Site (Known & potential)	v Impact - no Medium Impact - nal mitigation mitigation required	High Impact – significant mitigation	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation
			Is the prop designated fields?	Is the proposed development site No. designated as open space or playing fields?	
Flooding	_		Infrastru	Infrastructure and Services	
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	No significant issues identified.	Is there road can be requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	No change
	Flood Risk Zone 3A (High Vulnerability)		Is there education/ site requirements? What is the broad a local shopping serv community opport	Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	work,
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - required Medium Impact - significant required reconstruction required reconstruction required reconstruction reconstruc	High Impact – significant mitigation required	In a highly accessible location	Zero/Low Impact - no or minimal mitigation required
	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land				
	within 1 in 100 incidence (medium)  Surface Water Flooding – % of land				
	within 1 in 1000 incidence (less)  Critical Drainage Area				
	Source Protection Zone				
Ground Co	Ground Conditions & Contamination		Surasiii		
Site Topography	Predominantly Flat	✓ No significant issues identified.	What is con	What is considered suitable on the site? Residential How many homes could be provided? 17 100	tial 100dpha
	Gentle Slope		How many	How many jobs could the site provide for?	
	Undulating Steep Slope		Site App	Site Appraisal Conclusion	
Category 1:	Health & Safety Executive (HSE)	Medium Impact -		Site is considered suitable for development.	
Significant Constraints	COMAH Development Proximity or Inner Zone	mitigation required	tigation	Previous outline applications have been approved	ved
Constraints	Electricity Pylon (+ 10m buffer zone)			but never implemented.	
Category 2:	HSE COMAH Middle or Outer Zone				
Constraints	Landfill sites, Contaminated land Minerals Legacy (quarries and coal				
	mining)				
	High Voltage electricity line(+10m				
	buffer zone)				



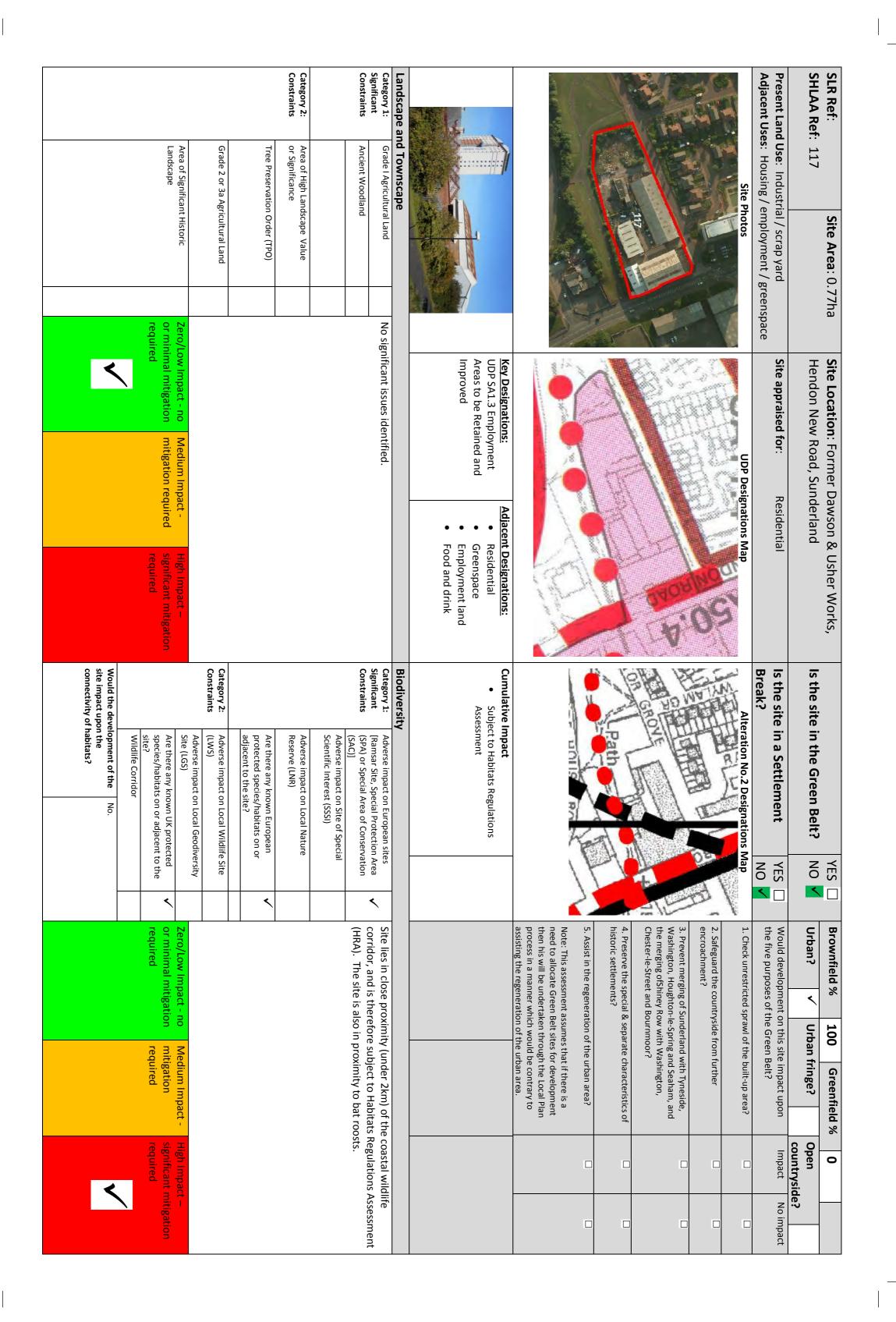
Constraints Category 2: Constraints	Category 1:			Site Topography	Ground Co								Category 2: Constraints		Constraints	Category 1: Significant	Flooding				Category 2: Constraints			Significant Constraints	Historic En
Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Health & Safety Executive (HSE)	Undulating Steen Slope	Gentle Slope	Predominantly Flat	<b>Ground Conditions &amp; Contamination</b>	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	Groundwater Flooding	Flood Risk Zone 2(Medium Vulnerability)	Vulnerability)	Flood Risk Zone 3A (High	Flood Risk Zone 3B (Functional Floodplain)			potential)	Conservation Area	Grade II Listed Building/Structure	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	(+ 50m buffer zone if not designated)	Historic Environment and Culture  Category 1: Scheduled Ancient Monument
<b>1</b>	Z			<	-			5%	<b>^5</b> %			7	0 2				-		7 0 0		<	<		T = M 5	
required	Zero/Low Impact - no			ossible contamination								required	Zero/Low Impact - no or minimal mitigation			he site is partly affecte			zero/ Low Impact - no or minimal mitigation required					Eastern edge of site is in re III listed buildings, grade II* Historic Park and Garden.	Poor the site have any his
Thirigation required	Medium Impact -			Possible contamination from past industrial uses.					<				Medium Impact - mitigation required			The site is partly affected by 1:100 incidence surface water flooding.		<	mitigation required	-				Eastern edge of site is in relatively close proximity and within settings of g II listed buildings, grade II* listed Cenotaph and Mowbray Park Registered Historic Park and Garden.	torical or archaeological
required	High Impact –			25.								required	High Impact – significant mitigation			ırface water flooding.		-	High impact— significant mitigation required					Eastern edge of site is in relatively close proximity and within settings of grade II listed buildings, grade II* listed Cenotaph and Mowbray Park Registered Historic Park and Garden.	cionificance)
resolved	Site is potent	Site Apprais	How many jobs o	What is consider How many home	Suitability a								In a highly accessible location	site requirements?  What is the broad accessib local shopping services, purcommunity opportunities?	requirements?	Is there road cap	Infrastructu	Is the proposed of designated as op fields?				Category 2: Constraints		Significant Constraints	Green Infrastructure
. access, who he are	Site is potentially suitable for development,	Site Appraisal Conclusion	How many jobs could the site provide for?	What is considered suitable on the site? How many homes could be provided?	Suitability and Deliverability								sible location	what is the broad accessibility of the site to local road notal shopping services, public transport, education and community opportunities?	requirements? Is there education/community/health facility canacity for	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site	Infrastructure and Services	Is the proposed development site designated as open space or playing fields?	(cycleway/ footpath/bridleway) Green Infrastructure corridor	Allotment	Natural greenspace	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Village Green	Historic Bark or G
provided that access, wildlife and design issues are resolved	evelopment,		or?	? Mixed uses 100 69dpha										site requirements?  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		No.	ure corridor			Playing Field/Play	hyard	alueli (th ust)	
development	Sit			E E								required	Zero/Low Impact - no or minimal mitigation	`		Part Sunderland Colleg		<	zero/Low impact - no or minimal mitigation required					No significant issues identified.	No significant
suitable for development	Site is considered								•	<		required	Medium Impact - mitigation			land College site under construction. Access to off site?		-	mitigation required					endlied.	25 + + + + + + + + + + + + + + + + + + +
development	Site is not considered											required	High Impact – significant mitigation			tion. Access to			significant mitigation required						



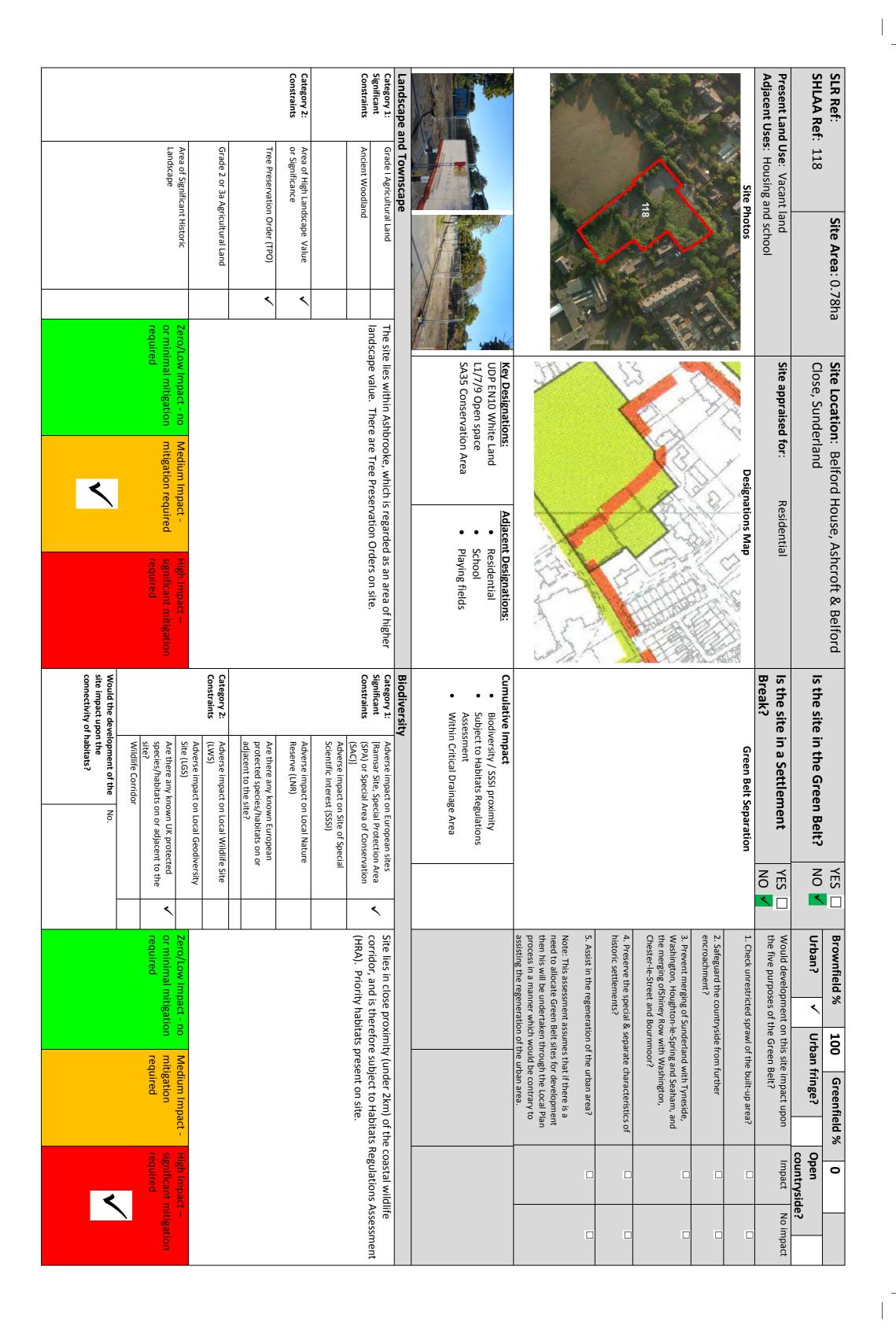
		Category 2: Constraints		Constraints	Category 1: Significant				i obogi abiiy	Site	<b>Ground Con</b>								Constraints	Category 2:			Category 1: Significant Constraints	Flooding				Category 2: Constraints			Constraints	Category 1: Significant	Historic Env
Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Minerals Legacy (quarries and coal mining)	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land	Fiech with Alon ( - Tolli ballet zolie)	Flectricity Pylon (+ 10m huffer zone)	Health & Safety Executive (HSE) COMAH Development Proximity or		Steen Slone	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	Surface Water Flooding – % of land within 1 in 30 incidence (high)	d	Vulnerability) Groundwater Flooding	Flood Risk Zone 2(Medium	vullerability)	Flood Risk Zone 3A (High	Flood Risk Zone 3B (Functional Floodplain)			Archaeological Site (Known & potential)		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
<		<	<b>*</b>		Ze or	*			Ē	<b>₹</b>			<	2%		2%	1%	∨ re	or	Ze		7	n Tr			V Ze or re						Ye Ye	
					Zero/Low Impact - no or minimal mitigation				industrial uses. Partly landfilled.	,,,,								required	nal mitigation	Zero/Low Impact - no		Structure of Production	The site lies within a Critical Drainage Area and contains a small area of land affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.			Zero/Low Impact - no or minimal mitigation required						<b>Does the site have any historical or archaeological significance?</b> Yes, original coal staithes dating back to 1820's	
					Medium Impact - mitigation required				ndfilled. Pylons affect part of the site										mitigation required	Medium Impact -		ğ.	cal Drainage Area and c dence surface water flo · flooding		<	Medium Impact - mitigation required						orical or archaeological si ating back to 1820's	
		<		required	High Impact – significant mitigation				art of the site.	Possible contamination from past					<	\ \		required	significant mitigation	High Impact –			contains a small area of ooding. Low incidence			High Impact – significant mitigation required						gnificance?	
					Site suitable f significant is:	:	Site Apprais	How many jobs of	How many home	What is consider	Suitability a								ווו מוו מככבאוטוב וסכמנוסוו	5 25 255555	What is the broad accessib local shopping services, pul community opportunities?	Is there educatio	Is there road cap Is there water ar requirements?	Infrastructui	Is the proposed of designated as op fields?				Category 2: Constraints		Constraints	Category 1: Significant	Green Infrastructure
					Site suitable for development provided that significant issues can be resolved		Site Appraisal Conclusion	How many jobs could the site provide for?	How many homes could be provided?	What is considered suitable on the site?	Suitability and Deliverability								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	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 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	Village Green	Historic Park or Garden (єн ust)	tructure
					ed that				226 66dpha	l pe											cal road network, ation and	capacity for	n:			rridor		<b>4</b>	şField/Play			(EH List)	
		<		development	Site is considered suitable for													required	or minimal mitigation	Zero/Low Impact - no		,	Junctions on Trimdon Street / Silksworth Row to be redesigned as part of SSTC3.			Zero/Low Impact - no or minimal mitigation required					River Wear strategic Gr	The site partly provides amenity and natural greenspace associated with Festival Park and the riverside walkway. This forms part of the	
			development	suitable for	Site is considered potentially										<			required	mitigation	Medium Impact -			itreet / Silksworth Rov			Medium Impact - mitigation required					strategic Green Infrastructure corridor.	amenity and natural he riverside walkway.	
				development	Site is not considered suitable for													required	significant mitigation	High Impact –			v to be redesigned as		<b>\</b>	High Impact – significant mitigation required						greenspace associated This forms part of the	



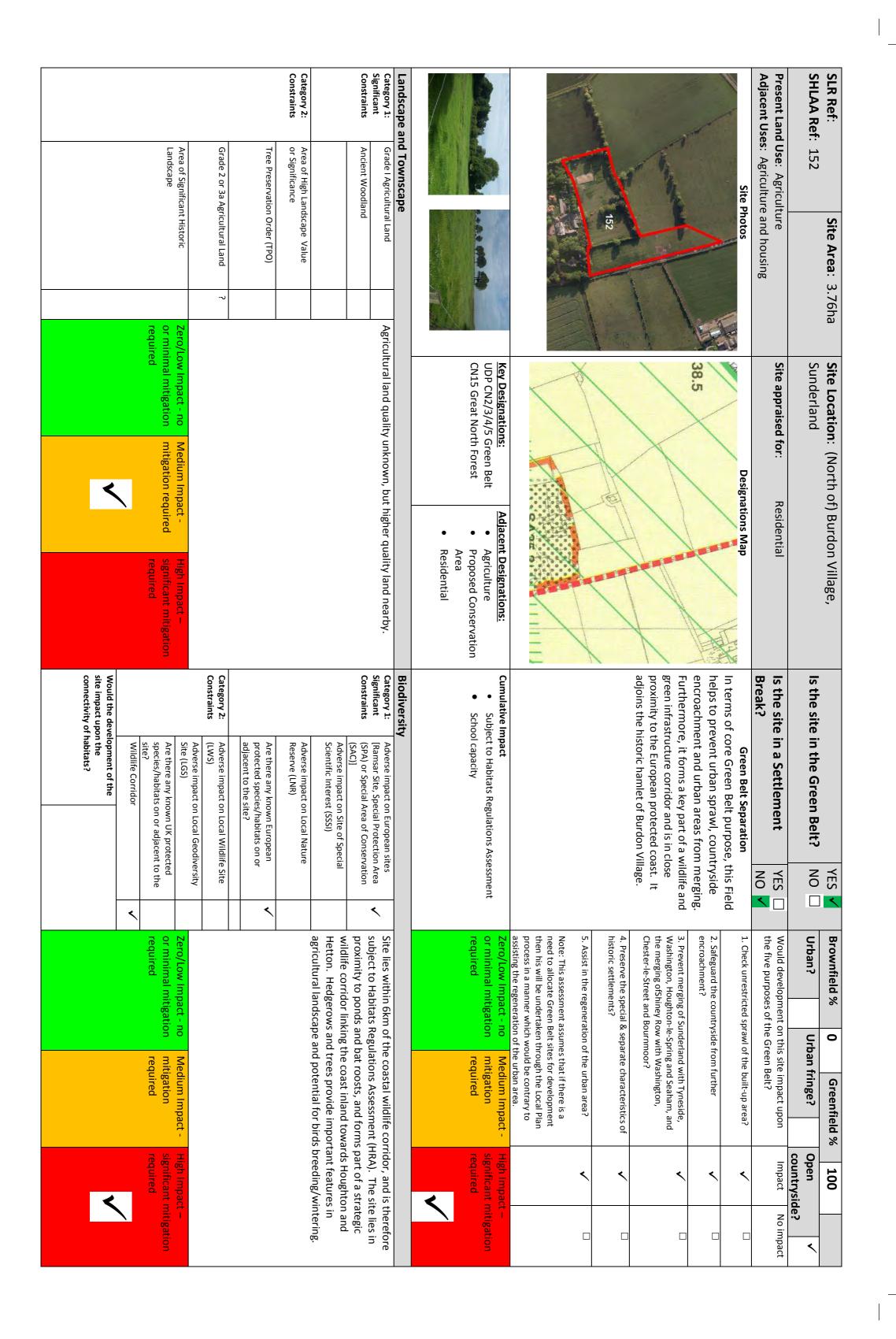
Historic Environment and Culture  Category 1: Scheduled Ancient Monument	Does the site have any historical or archaeological significance?	Green Infrastructure	Historic Park or Garden (FH list)	The site forms part of a s	The site forms part of a strategic Green Infrastructure corridor
Significant (+ 50m buffer zone if not designated) Constraints	Abounds the alignment of the former Hetton Colliery Railway, which dates back to 1822. Site of a farmstead.	, which dates  Significant  Constraints	Village Green	linking Houghton to Cherry Knowle Dene and the coast.	ry Knowle Dene and the
World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard		
Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area		
Category 2: Grade II Listed Building/Structure			Natural greenspace		
Conservation Area			Allotment		
Archaeological Site (Known &	Medium Impact -	High Impact –	Public Right of Way	Zero/Low Impact - no	Medium Impact - High Impact -
poteritial)	<ul> <li>or minimal mitigation mitigation required required</li> </ul> required	significant mitigation defined in the significant mitigation of th	Green Infrastructure corridor	or minimal mitigation required	mitigation significant mitigation required required
		Is the proposed designated as op fields?	Is the proposed development site designated as open space or playing fields?		
Flooding		Infrastructu	Infrastructure and Services		
Category 1:Flood Risk Zone 3B (FunctionalSignificantFloodplain)ConstraintsFloodplain	The site lies within a Critical Drainage Area and Source Protect and contains pockets of 1:30 incidence surface water flooding.	ion Zone,	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Planning application has highways still to be resoluted at 19/1690 importion	Planning application has been submitted- full impact on local highways still to be resolved. Highways England concern on impact to A19/A690 innetion
Flood Risk Zone 3A (High Vulnerability)		Is there education/ site requirements?	Is there education/community/health facility capacity for site requirements?	The Control of the Co	
		What is the broad accessib local shopping services, pul community opportunities?	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		The SSGA area is projected to yield circa 650 – 730 primary aged children. Proposals exist to expand two existing schools and to create a new two form entry school to meet the needs of this area development.
Category 2: Flood Risk Zone 2(Medium  Constraints Vulnerability)  Groundwater Flooding	v Impact - no Medium Impact - mitigation required	act – it mitigation	Local services provided at Doxford Park and Silksworth	Zero/Low Impact - no or minimal mitigation	Impact - in
Giodilawatei rioodiil8	required	ed		required	required required
Surface Water Flooding – % of land within 1 in 30 incidence (high)	6				
Surface Water Flooding – % of land within 1 in 100 incidence (medium)	6	<			
within 1 in 1000 incidence (less)	6				
Critical Drainage Area					
Ground Conditions & Contamination		Suitability a	Suitability and Deliverability	١	
Site Predominantly Flat  Topography	No significant issues identified.	What is consider	e? Residen		
Gentle Slope		How many home	How many homes could be provided? 650 28	28dpha	
Steep Slope		Site Apprais	Site Appraisal Conclusion		
	Moding Isosot			C:+:	
Category 1: Health & Safety Executive (HSE) Significant COMAH Development Proximity or	Zero/Low Impact - no Medium Impact - High Ir	High Impact — Site is considerable of the second of the se	Site is considered suitable for development.  Blanning application has been submitted though	Site is considered	Site is not considered  Site is not considered
Constraints Inner zone  Electricity Pylon (+ 10m buffer zone)			there are a number of issues that need to be	development	suitable for
		resolved			development
Category 2: HSE COMAH Middle or Outer Zone Constraints Landfill sites, Contaminated land					
ı	<			<	
Minerals Safeguarded Area					
High Voltage electricity line(+10m buffer zone)					



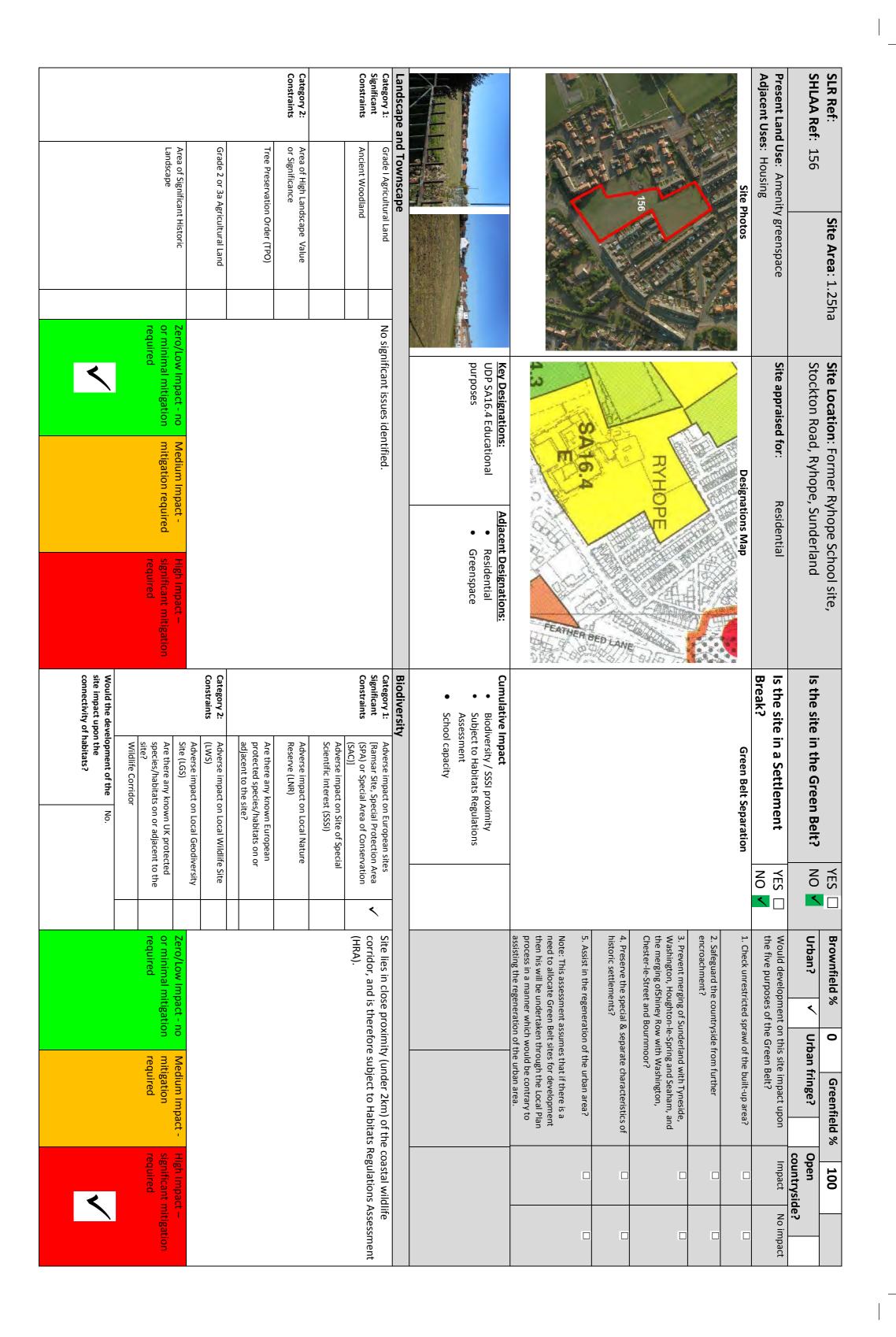
Category 2: Constraints	Category 1: Significant Constraints	,,,,,,,,		Site Topography	<b>Ground Conc</b>						Category 2:		Category 1: Significant Constraints	Flooding			Category 2: (Constraints			Category 1: Significant Constraints	<b>Historic Envil</b>
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone)	Health & Safety Executive (HSE) COMAH Development Proximity or Inner 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 Vulnerability)	Flood Risk Zone 3A (High Vulnerability)	Flood Risk Zone 3B (Functional Floodplain)		potential)		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 required  Medium Impact - mitigation required  significant mitigation			ullet Probable contamination from scrap yards and garages.			10%	<5%		required required required required	Medium Impact -		Part of the site is affected by 1:100 incidence surface water flooding.		or minimal mitigation mitigation required required  The properties of medium impact - significant mitigation required re	-				Does the site have any historical or archaeological significance? No.	
	High Impact — Potentially suitable for development significant mitigation required	Site Appraisal Conclusion	for?	What is considered suitable on the site? Residence Suitable on the site?	Suitability and Deliverability					required significant mitigation	n an accessible 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?	ter flooding.  Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?	Infrastructure and Services	required (cycleway/ footpath/bridleway)  Is the proposed development site designated as open space or playing fields?		Natural greenspace	Category 2: Public Open Space/Playing Field/Play Constraints Area	Cemetery / Churchyard		Green Infrastru
	Site is considered Site is suitable for pc development su		HOUDIII	Residential						required required	npact - no	for network,	Access from the north		or minimal mitigation mitigation required			lay		The site lies on the edge of a Green Infrastructure corrieffectively follows the adjacent former railway cutting.	-
r	Site is considered potentially suitable for development							<		red required	mpact -				mitigation significant mitigation required					on the edge of a Green Infrastructure corridor, which ollows the adjacent former railway cutting.	



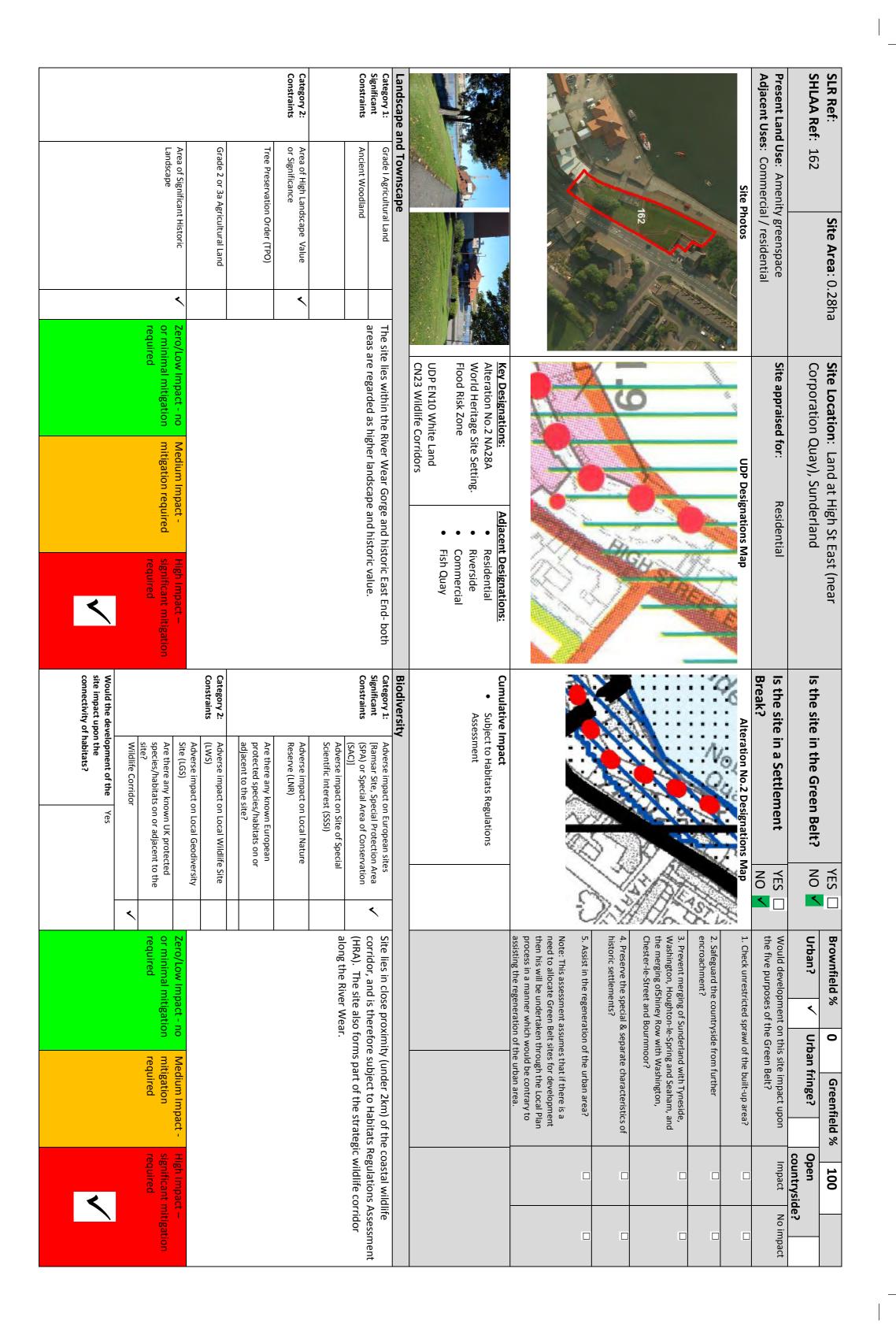
Historic Env Category 1: Significant	Historic Environment and Culture  Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated)
Constraints	World Heritage Site & Setting (+
	Grade I/Grade II*Listed Building/Structure
Category 2:	Grade II Listed Building/Structure
	Conservation 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
Ground Cor	Source Protection Zone  Ground Conditions & Contamination
Site	Predominantly Flat
Topography	FIEDOIIIII IIII III Y FIAC
	Gentle Slope
	Steep Slope
	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 voitage electricity line(+10m buffer zone)



Historic Env Category 1: Significant Constraints	Historic Environment and Culture  Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated)  Constraints  World Heritage Site & Setting (+ candidate)  Grade I/Grade II*Listed
Category 2: Constraints	Grade II Listed Building/Structure  Conservation Area  Archaeological Site (Known &   potential)
Flooding Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)
	Flood Risk Zone 3A (High Vulnerability)
Category 2: Constraints	Flood Risk Zone 2(Medium  Vulnerability)  Groundwater Flooding
	Surface Water Flooding – % of land within 1 in 30 incidence (high)  Surface Water Flooding – % of land within 1 in 100 incidence (medium)  Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area
Ground Cor	Ground Conditions & Contamination
Site Topography	Predominantly Flat  Gentle Slope  Undulating
Category 1:	Steep Slope Health & Safety Executive (HSE)
Category 1: Significant Constraints Category 2: 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)

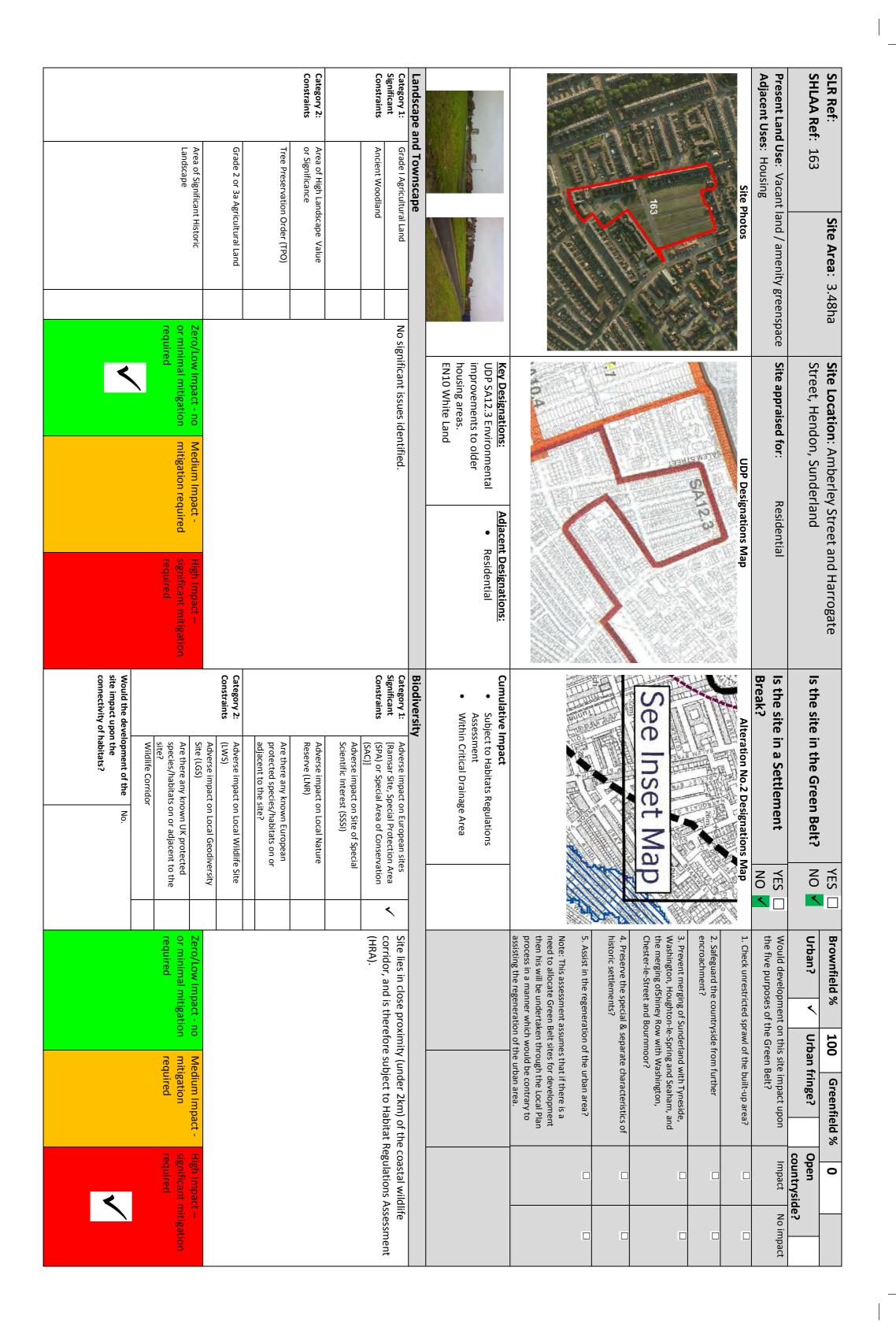


Category 1: Significant Constraints Category 2: Constraints	Site Topography	Ground Conc	Constraints		Category 2: Constraints	Historic Envil Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Predominantly Flat  Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination	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 (flooding)  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 Medium Impact - or minimal mitigation mitigation required required	No significant issues identified.		required  mitigation mitigation required  required	lood	Zero/Low Impact - no or minimal mitigation mitigation required	Does the site have any historical or archaeological significance?
High Impact – significant mitigation required			rigii impact — significant mitigation required	d is partly affected by	High Impact – significant mitigation required	significance?
Potentially sui	What is considered suitable on the How many homes could be provid How many jobs could the site providing the Appraisal Conclusion	Suitability an	In accessible location.	Infrastructure and S Is there road capacity for si Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, put community opportunities?	Allotment  Allotment  Public Right (cycleway/ foot (Green Infras: Is the proposed development site designated as open space or playi fields?	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		tion.	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  Ves, whole site- area is deficient in parkland	Historic Park or Garden (EH LIST)  Village Green  Cemetery / Churchyard  Public Open Space/Playing Field/Play Area
	25dpha			or letwork,	20	<
Site is considered suitable for development			or minimal mitigation required	o cc	Zero/Low Impact - no or minimal mitigation required	The site provides amenity greenspace for the area.
Site is considered potentially suitable for development			mitigation required	ontribute to improve	Medium Impact - mitigation required	/ greenspace for the a
Site is not considered suitable for development			significant mitigation required	ments to adjacent 730 primary aged g schools and to ne needs of this area	High Impact – significant mitigation required	area.



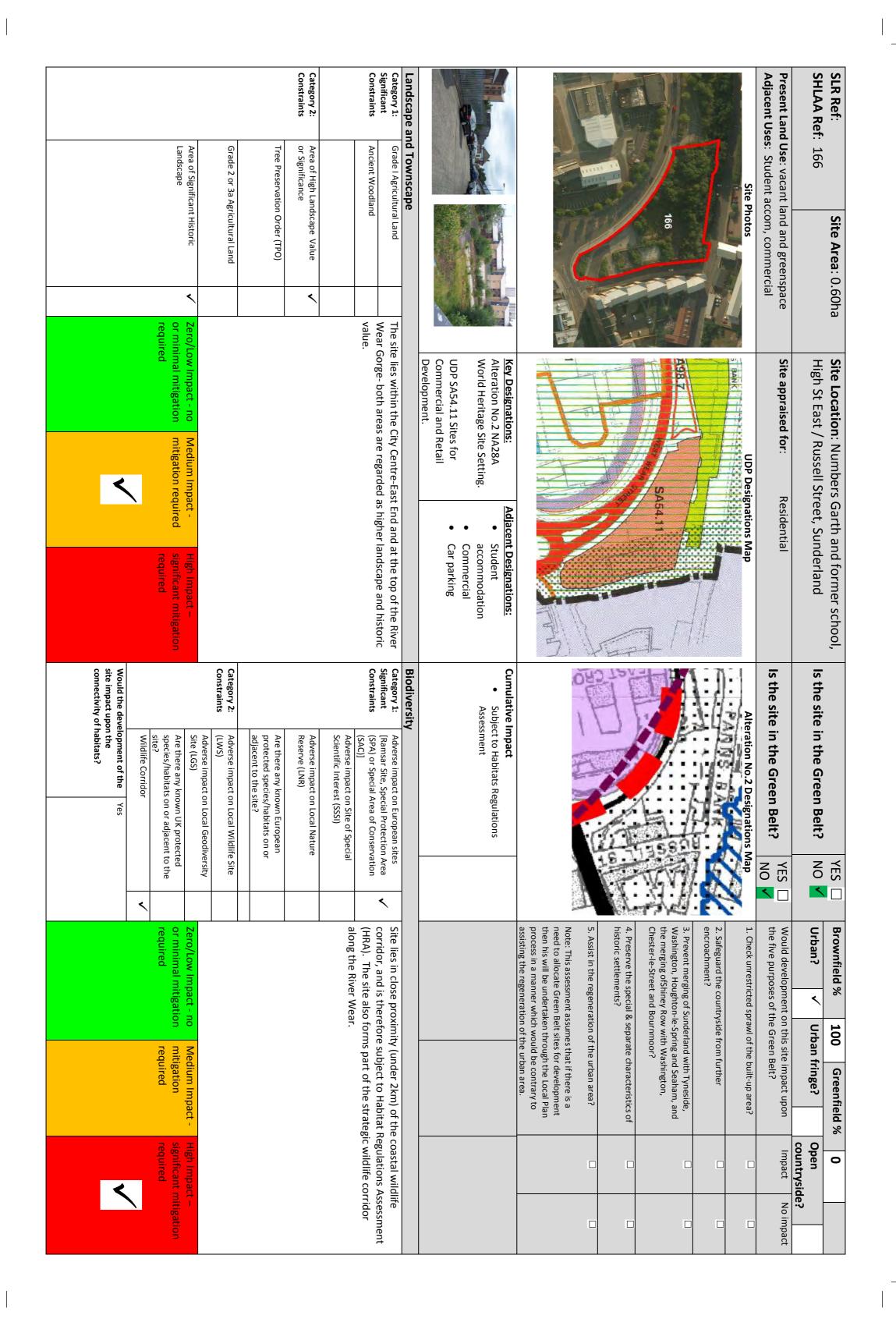
	Constraints	Catogory 2:	Collection	Category 1: Significant				Topography	Site	<b>Ground Co</b>							Category 2: Constraints			Category 1: Significant Constraints	Flooding				Category 2: Constraints			Constraints	Category 1:
mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)	Landfill sites, Contaminated land Minerals Legacy (quarries and coal	HCE COMAH Middle or Outer Zone	Electricity Pylon (+ 10m buffer zone)	Health & Safety Executive (HSE) COMAH Development Proximity or	Steep Slope	Characters	Gentle Slope		Predominantly Flat	Ground Conditions & Contamination	Source Protection 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)			potential)	Conservation Area	Grade II Listed Building/Structure	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	(י סטור אמורכו צטור וו ווסר מרסופוומרכמ)	Category 1: Scheduled Ancient Monument  (+ 50m buffer zone if not decimated)
				0 Z	<				7		<	<b>^5%</b>				<b>4</b>	Z			0 -			<b>7.0 6</b>	\			T 0		_
L	<		required	Zero/Low Impact - no Roy Roy Roy Roy Roy Roy Roy Roy Roy Ro					No significant issues identified.								Zero/Low Impact - no			The site lies within a Source Protection Zone. of groundwater flooding.			or minimal mitigation required				Scheduled Ancient Monument and grade II lis High Street East	Ine site forms part of the historic cast and riverside, is part of the Old Sunderland Riverside Conservation Area, and falls within the setting of grade 1 listed St Peter's Church / remains Monkwearmouth Anglo Saxon Monastery	Does the site have any historical or archaeological significance?
				Medium Impact - mitigation required					tified.				<				Medium Impact -						mitigation required	Addition Import				storic cast end riverside, is rvation Area, and falls with mains Monkwearmouth An	orical or archaeological sig
			required	High Impact – significant mitigation												required	High Impact – significant mitigation			Low incidence potential		<	required				ted buildings on Low Row and	part of the Old hin the setting of grade 1 Iglo Saxon Monastery	nificance?
				Site is potent		Site Apprais	How many jobs	How many home	What is consider	Suitability a							Services provided in City Centre	What is the broad accessib local shopping services, pul community opportunities?	Is there education/ site requirements?	Is there road cap Is there water ar requirements?	Infrastructu	Is the proposed of designated as op fields?				Category 2: Constraints		Constraints	Category 1: Historic
				Site is potentially suitable for development.		Site Appraisal Conclusion	How many jobs could the site provide for?	How many homes could be provided?	What is considered suitable on the site?	Suitability and Deliverability							d in City Centre	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Is there education/community/health facility capacity for site requirements?	Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?	Infrastructure and Services	Is the proposed development site Yes, designated as open space or playing ame fields?	(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)
				pment.				14 50dpha	Residential									local road networ	capacity for	on		Yes, whole site provides amenity greenspace	vay) orridor			ng Field/Play	<u>a</u> .		n (ен ust)
				Sit				ha								required	Zero,	<i>*</i>		Acce	•		or minim	7000		<		part	The s
			development	Site is considered suitable for												ired	Zero/Low Impact - no or minimal mitigation			Access and gradient. Rec			zero/ Low Impact - No or minimal mitigation required					part of the River Wear Green Infrastructure corridor.	ite provides amenit
Ľ	<	development	suitable for	Site is considered potentially									_ '	<		required	Medium Impact -			Redevelopment of Port.			mitigation required	Modilion Isonat				reen Infrastructure	y greenspace along
			development	Site is not considered suitable for												required	High Impact – significant mitigation			·. <del>.</del>		<	significant mitigation required					corridor.	The site provides amenity greenspace along the riverside and forms

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Category 1: Significant Constraints Category 2: Constraints	Topography	Ground Co	Constraints	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)	Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination Site Predominantly Flat	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	Archaeological Site (Known & potential)	Grade II Listed Building/Structure  Conservation Area	World Heritage Site & Setting (+ candidate)  Grade I/Grade II*Listed	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
zero/Low Impact - no or minimal mitigation mitigation required		No significant issues identified.	or minimal mitigation mitigation required required	Criti	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		High Impact – significant mitigation required			ignificance?	
Site potentially su	How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Suitability and Deliverability What is considered suitable on the site?	In an accessible location	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? What is the broad accessibility of the local shopping services, public transp community opportunities?	Is the proposed development site designated as open space or playing fields?	Constraints A		Category 1: Hi Significant Constraints	Green Infrastructure
Site potentially suitable for development	115 for?	Deliverability itable on the site? Residential	on	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 elopment site space or playing	Area Natural greenspace Allotment	Cemetery / Churchyard Public Open Space/Playing Field/Play	Historic Park or Garden (EH List) Village Green	ture
Site is considered suitable for development	44dpha		or minimal mitigation required		Zero/Low Impact - no or minimal mitigation required		<	The site provides amenity greenspace	
Site is considered potentially suitable for development			mitigation required		Medium Impact - mitigation required			ity greenspace.	
Site is not considered suitable for development			significant mitigation required		High Impact — significant mitigation required				

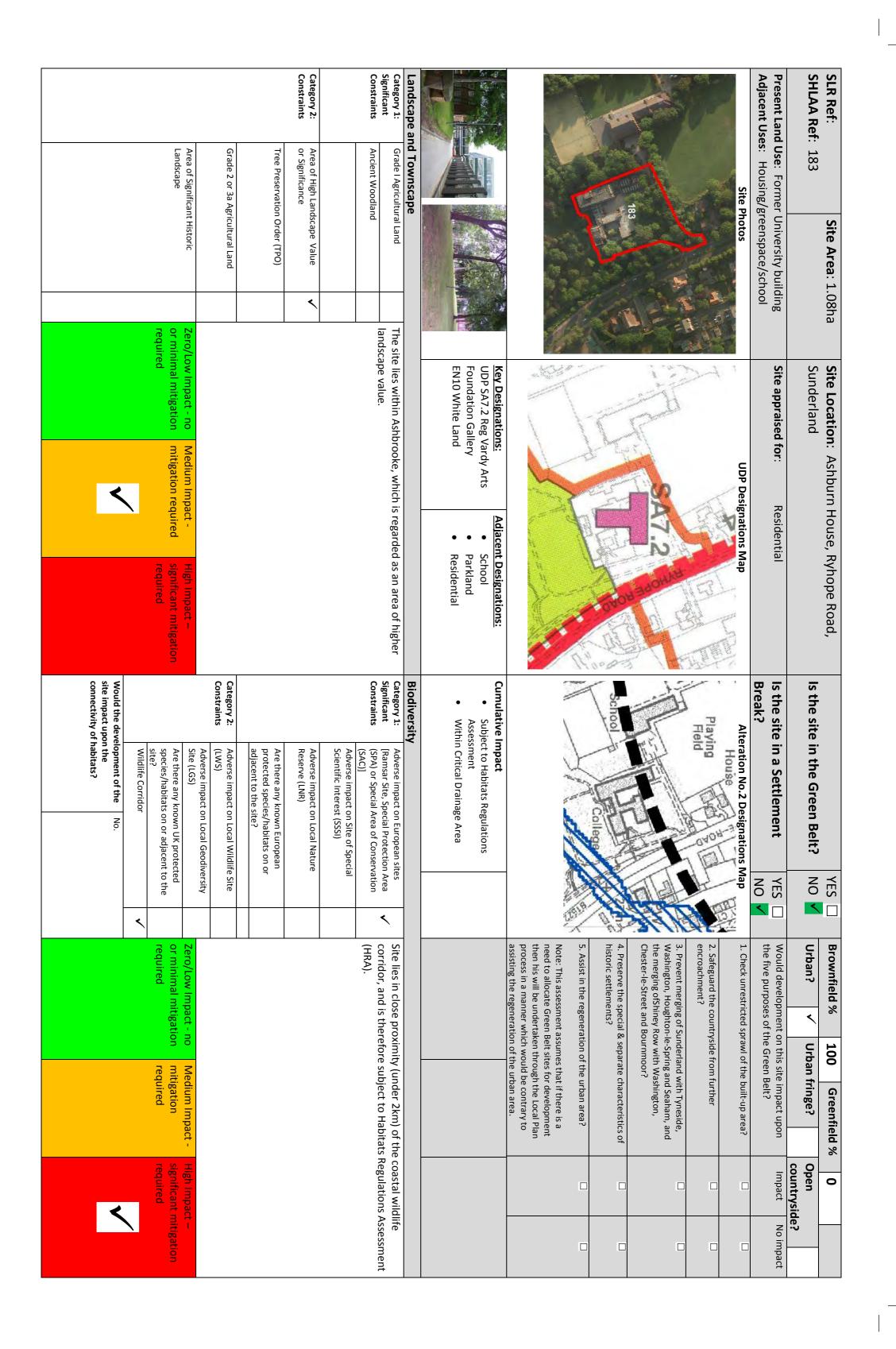
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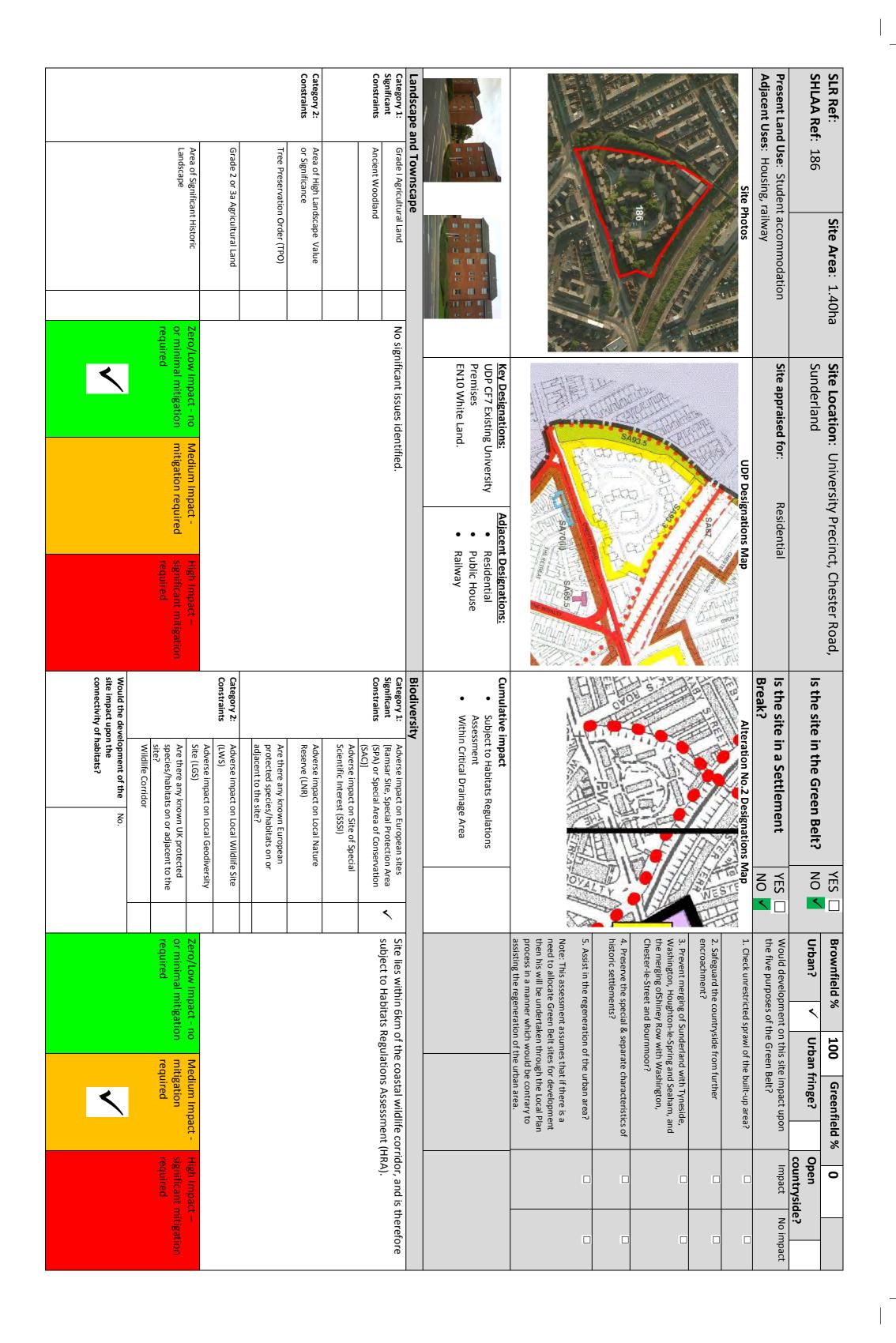
Historic Env	Historic Environment and Culture  Category 1: Scheduled Ancient Monument	Does the site have any historical or archaeological significance?	Green Infrastructure Category 1: Historic	tructure  Historic Park or Garden (EH List)	-  -  -	ne site forms part of the
Category 1: Significant Constraints	(+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance?  Yes, the site lies within Old Sunderland Riverside Conservation Area and with setting of the grade I listed St Peters Church / Monkwearmouth Anglo Saxon Monastery Scheduled Ancient Monument, grade II listed Wearmouth Bridge	Category 1: ith Significant on Constraints	Historic Park or Garden (EH list) Village Green	CC	The site forms part of the River Wear strategic Green Infrastructure corridor. Part of the site provides natural greenspace.
	World Heritage Site & Setting (+ candidate)	and grade II listed buildings along High Street West and East.	· ·	Cemetery / Churchyard		
	Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area		
Category 2: Constraints	Grade II Listed Building/Structure			Natural greenspace	<	
	Conservation Area			Allotment		
	Archaeological Site (Known &   potential)	v Impact - no Medium Impact - no al mitigation mitigation required	ion	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	< 07 CE	Zero/Low Impact - no or minimal mitigation
			Is the proposed development site designated as open space or playi fields?	Is the proposed development site designated as open space or playing provides natural fields?  Yes, part of site provides natural greenspace		
Flooding			Infrastructur	Infrastructure and Services		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Source Protection Zone. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	SS	SSTC5 - Potential noise attenuation.
	Flood Risk Zone 3A (High Vulnerability)		Is there education/ site requirements?	Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road ne	stwork.	
			what is the broad accessib local shopping services, pu community opportunities?	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	etwork,	
Category 2: Constraints	Flood Risk Zone 2(Medium  Vulnerability)	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required significant mitigation	in an accessible location	ocation	Or Or	Zero/Low Impact - no or minimal mitigation
	Groundwater Flooding 🗸	0 0 2 1			Te	
	Surface Water Flooding – % of land within 1 in 30 incidence (high)					
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)					
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)					
	Critical Drainage Area					
	Source Protection Zone					
Ground Cor	Ground Conditions & Contamination		Suitability ar	Suitability and Deliverability		
Site Topography	Predominantly Flat	Terraced site. No significant issues identified.	What is consider	e? Residen	tial	
	Gentle Slone		How many johs o	ţ	osapila	
	Undulating Undulating		Cito Approis	now many jobs could the site provide for:		
	Steep Slope		Site Appraisa	Site Appraisal Conclusion		
Category 1:	Health & Safety Executive (HSE)	Medium Impact	Site notential	ly suitable for development if iss	20115	Site is considered
Category 1: Significant	Health & Safety Executive (HSE)  COMAH Development Proximity or	or minimal mitigation   Medium Impact - High Impact - High Impact - Significant mitigation		Site potentially suitable for development if issues can be resolved.	sues	Site is considered suitable for
Constraints	Electricity Pylon (+ 10m buffer zone)					development
Category 2:	HSE COMAH Middle or Outer Zone					
Constraints	Minerals Legacy (quarries and coal					
	mining)					
	Minerals Safeguarded Area High Voltage electricity line(+10m					
	buffer zone)					

Area of Sig Landscape	Tree I	Category 2: Area of Constraints or Sig	Category 1: Grade Significant Constraints Ancie	Landscape and Tov						Present Land Use: Adjacent Uses: Ho	SLR Ref: SHLAA Ref: 169
inficant Historic	Tree Preservation Order (TPO)  Grade 2 or 3a Agricultural Land	Area of High Landscape Value or Significance	ral Land d	and Townscape				169	Site Photos	Present Land Use: Vacant / amenity greenspace Adjacent Uses: Housing / employment	Site Area: 0.30ha
or minimal mitigation mitigation required    Medium Impact - on mitigation required			No significant issues identified.		Key Designations:  UDP SA13 Improvements to residential environment of East End EN10 White Land.				OUP Design	Site appraised for: Reside	Site Location: Former Cov Coronation Street, Sunder
ct - High Impact — significant mitigation required					<ul> <li>Adjacent Designations:</li> <li>Residential</li> <li>Commercial</li> <li>Employment</li> </ul>				Designations wap		ovent Garden Garth, erland
Are there any known UK protected species/habitats on or adjacent to the site?  Would the development of the site impact upon the connectivity of habitats?	Are there any known European protected species/habitats on or adjacent to the site?  Category 2: Adverse impact on Local Wildlife Site (LWS)  Adverse impact on Local Geodiversity	Adverse impact on Local Nature Reserve (LNR)		Biodiversity	Cumulative Impact  • Subject to Habitats Regulations Assessment		FB	SUTT	Alteration No.2 Designations Map	ettle	Is the site in the Green Belt?
	an n or slife Site	ure	s Vrea						型	0 55	YES 🗆
Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required			Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats 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.	<ol> <li>Preserve the special &amp; separate characteristics of historic settlements?</li> </ol>	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?	<ol> <li>Check unrestricted sprawl of the built-up area?</li> <li>Safeguard the countryside from further encroachment?</li> </ol>	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			of the coastal wildlife itats Regulations Assessment				of	īd.		n Impact Noi	Id % 0 Open countryside?

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	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) Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)	Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints  World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Zero/Low Impact - no or minimal mitigation mitigation required required  To minimal mitigation mitigation required required required required required required required required	✓ No significant issues identified.		v required High Imp required Figure mitigation required required  v required Figure mitigation required required required required required required required required	The site lies within the Source Protection Zone. Low incof groundwater flooding.	Zero/Low Impact - no or minimal mitigation required required required	Does the site have any historical or archaeological significance? Former East End Garth. Lies within the historic village boundary of the East End.
Site potentially suitable for development significant mitigation required	What is considered suitable on the site?  How many homes could be provided?  How many jobs could the site provide for?  Site Appraisal Conclusion	-	significant mitigation required	Low incidence potential  Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	High Impact – significant mitigation required  Is the proposed development site designated as open space or playing fields?  Natural greenspace  Allotment  Public Right of Way  (cycleway/ footpath/bridleway)  Green Infrastructure corridor  Yes  fields?	Ince? Category 1: dary of the East Constraints Category 2: Category 2: Constraints Constraints Category 2: Category 2: Category 3: Category 4: Category 5: Category 6: Category 6: Category 6: Category 6: Category 7: Category 6: Category 7: Category 8: Category 8: Category 9: Categor
Site is considered  suitable for development development  development	Residential 12 40dpha		zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required  The provided required	twork,	Zero/Low Impact - no or minimal mitigation required  required  Medium Impact - mo mitigation required	The site provides amenity greenspace.
suitable for development			significant mitigation required	5	High Impact – significant mitigation required	



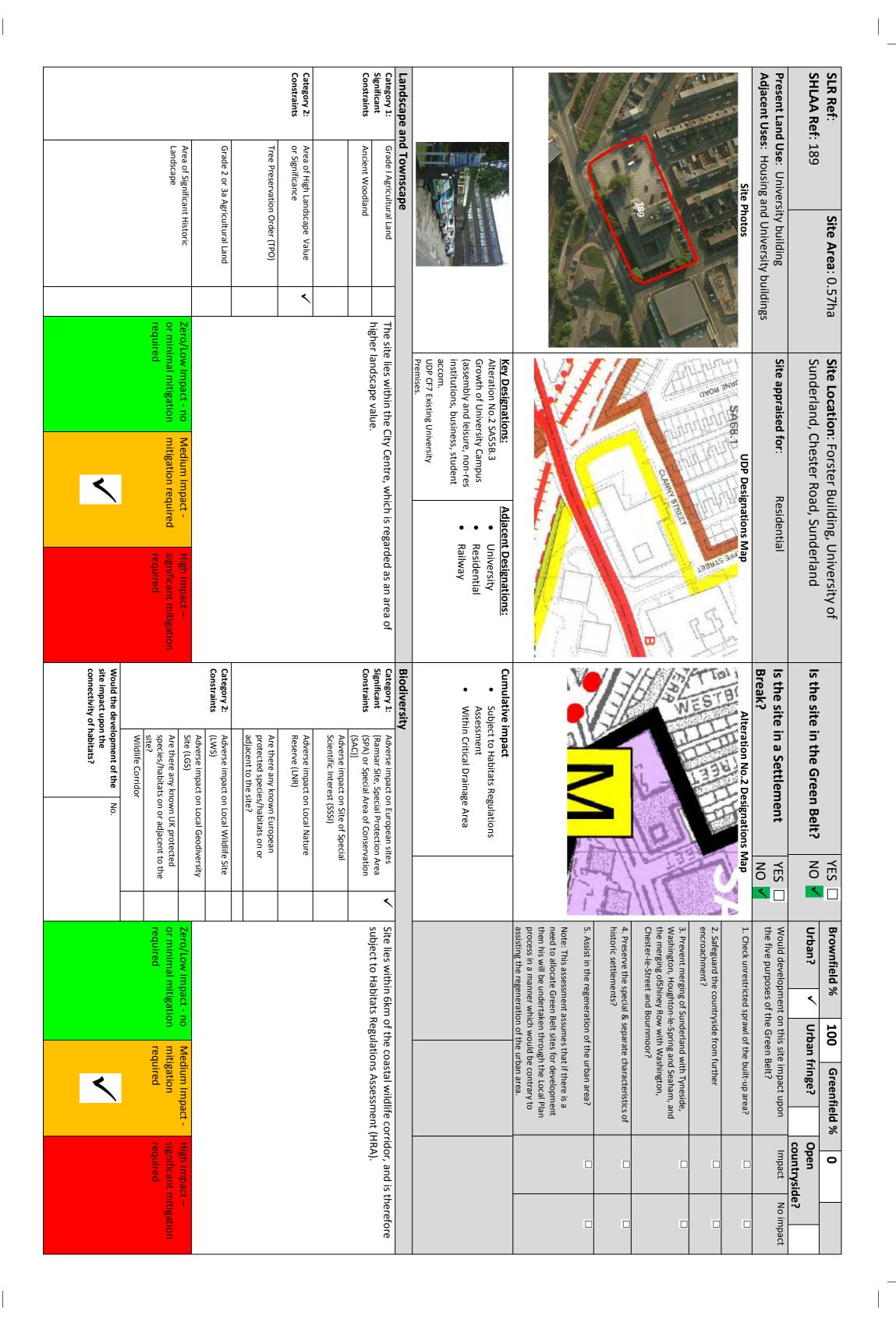
Historic Env	Historic Environment and Culture			Green Infrastructure	ructure				
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance?  Site contains Ashburn House Grade II listed building, building (and gardens)	gnificance? puilding (and gardens)	Category 1: Significant	Historic Park or Garden (EH List)	The	site contains mature	The site contains mature trees and lies within a Green Infrastroridor that seeks to link Mowbray Park, Backhouse Park and	The site contains mature trees and lies within a Green Infrastructure corridor that seeks to link Mowbray Park, Backhouse Park and
Constraints		dates back to 1830's. Surrounded by land within Ashbrooke Conservation Area.	orooke Conservation	Constraints	Village Green	Tuns	Tunstall Hills.		
	World Heritage Site & Setting (+ candidate)				Cemetery / Churchyard				
	Grade I/Grade II*Listed Building/Structure			Category 2: Constraints	Public Open Space/Playing Field/Play Area				
Category 2:	Grade II Listed Building/Structure ✓				Natural greenspace				
	Conservation Area				Allotment				
	Archaeological Site (Known &   potential)	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Lov or minim	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
			<u> </u>	Is the proposed development site designated as open space or playing fields?	velopment site No. n space or playing			<	
Flooding Category 1:	Flood Risk Zone 3B (Functional	The site lies within a Critical Drainage Area.		Infrastructure Is there road capac	Infrastructure and Services Is there road capacity for site traffic generation?	Exist	Existing access may need improving	limproving	
Significant Constraints	Floodplain)	The site lies within a Critical Drainage Area.		Is there water and requirements?	Is there road capacity for site trainic generation?  Is there water and sewerage capacity for site requirements?	EXIST	ling access may need	improving	
	Flood Risk Zone 3A (High Vulnerability)			Is there education/commu site requirements? What is the broad accessib local shopping services, pure community concert initiate?	Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	work,			
Category 2: Constraints	Flood Risk Zone 2(Medium  Vulnerability)	Medium Impac	High Impact –	Within an accessible location	le location	Zero	Zero/Low Impact - no	Medium Impact -	High Impact –
	Groundwater Flooding	required mitigation mitigation required	required			required	or minimal minigation required	required	required
	Surface Water Flooding – % of land within 1 in 30 incidence (high)								
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)							<	
	Surface Water Flooding – % of land								
	Critical Drainage Area								
	Source Protection Zone								
<b>Ground Cor</b>	Ground Conditions & Contamination			Suitability and					
Site Topography	Predominantly Flat	Terraced, with steep slope.		What is considered How many homes	What is considered suitable on the site?  Residential How many homes could be provided?  10 10d	tial 10dpha			
	Gentle Slope			How many jobs co	How many jobs could the site provide for?				
				Site Appraisal Conclusion	Conclusion				
	Steep Slope 🗸								
Category 1:	fety Executive (HSE)		High Impact —	Site considered	suitable for development if acc		te is considered	Site is considered	Site is not considered
Significant Constraints	COMAH Development Proximity or Inner Zone	or minimal mitigation mitigation required	High Impact – significant mitigation required	wildlife and his	Site considered suitable for development if access, wildlife and historic environment can be resolved.	`	Site is considered suitable for development	site is considered potentially suitable for	Site is not considered suitable for development
	Electricity Pylon (+ 10m buffer zone)		redalied				developilletic	development	development
Category 2:	HSE COMAH Middle or Outer Zone						<		
	Minerals Legacy (quarries and coal	•							
	Minerals Safeguarded Area								
	buffer zone)								



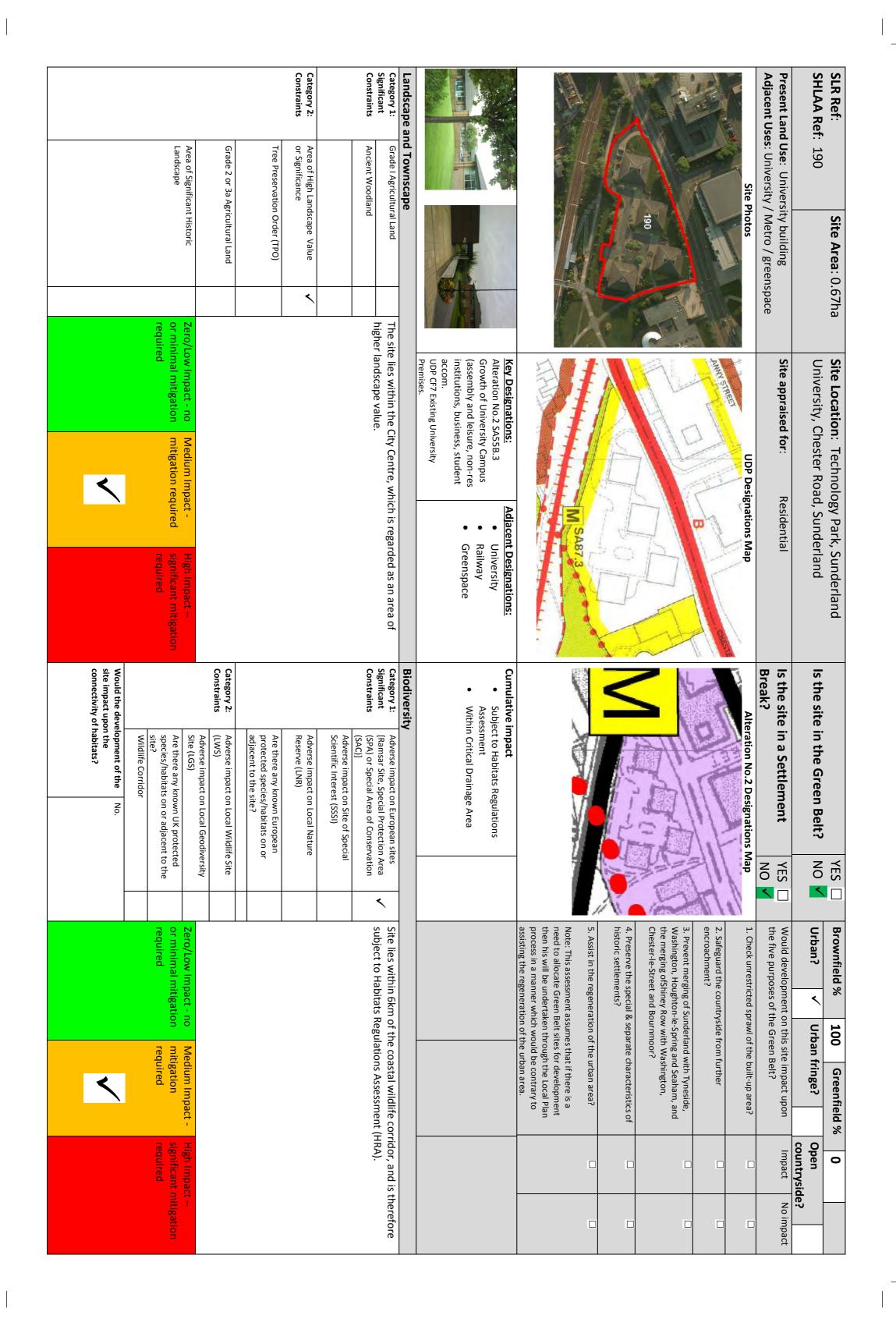
Catalynt   Control Act or Formum   Control Engineering   Control Con	Historic Env	Historic Environment and Culture			Green Infrastructure	ructure				
ANALI enterprise Select e tre controlle de la	Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological si Local archaeological importance (original alignment of Railway).	significance? of Hetton Colliery	Category 1: Significant Constraints	Historic Park or Garden (EH Ust) Village Green		Links to a narrow Green alignment of the former the River Wear (Festival	infrastructure corridor Hetton Colliery Railwa Park). Provides a sma	r that follows the ay, from Silksworth to ill proportion of
Grant Place Containing Sharthard  Grant		World Heritage Site & Setting (+ candidate)				Cemetery / Churchyard		amenity greenspace.		
Contraction Amail   Con		Grade I/Grade II*Listed Building/Structure			Category 2: Constraints	Public Open Space/Playing Field/ Area				
Advanced policy is provided as provided and	Category 2:	Grade II Listed Building/Structure			<u> </u>	Natural greenspace				
Part		Conservation Area				Allotment				
Production   Pro		gical Site (Known &	v Impact - no Medium Impact al mitigation mitigation requ	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	<	Zero/Low Impact - no or minimal mitigation required		High Impact – significant mitigation required
The site lies within a Critical Drainage Area.   The site lies within a Critical Drainage Area.   Interes and Services   Interes and Se			<	-	Is the proposed done designated as ope fields?		<			
Flood lists far at Fineditorial   The stell lies within a Critical Drainage Area.   Stell read draps by for all training recording to the stell rest in the great of the stell due to the formation of the stell rest in the great of the stell rest in the great of the stell rest to the stell rest t	Flooding	_			Infrastructur	e and Services				
Flood lists Zone 3 (Flood   Section 2 (Flood   Se	Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Critical Drainage Area.		Is there road capa Is there water and requirements?	city for site traffic generation?  I sewerage capacity for site		There is restricted access Road only one vehicular	s to the site due to the access from Chester R	e Metro and Chester Road.
Flood lists Zone 2 Medium   Cerrol (Low Impact - no   Medium Impact -		Flood Risk Zone 3A (High Vulnerability)			Is there education site requirements What is the broad local shopping ser community oppor	/community/health facility capacity/ ? ! accessibility of the site to local roatvices, public transport, education a tunities?	y for Id network,			
Surface Water Flooding —Six fland solutions (high) in join cludence (high) suffice Water Flooding —Six fland solutions (high) in the Water Flooding —Six fland solutions (high) in join cludence (high) suffice Water Flooding —Six fland solutions (high) in join cludence (high) suffice Water Flooding —Six fland solutions (high) in join cludence (high) suffice Water Flooding —Six fland solutions (high) in join cludence (high) suffice Water Flooding —Six fland solutions (high) in join cludence (high) suffice Water Flooding —Six fland solutions (high) in join cludence (high) suffice Water Flooding —Six fland solutions (high) in join cludence (high) suffice Water Flooding —Six fland solutions (high) in join cludence (high) suffice Water Flooding —Six fland solutions (high) in join cludence (high) suffice water Flooding — Six fland solutions (high) in join cludence (	Category 2: Constraints	Flood Risk Zone 2(Medium  Vulnerability)  Groundwater Flooding	v Impact - no Medium Impact all mitigation mitigation requ	High Impact – significant mitigation required	In accessible locat	tion		Zero/Low Impact - no or minimal mitigation required	npact -	High Impact – significant mitigation required
Surface Water Flooding - % of land   Surface W		Surface Water Flooding – % of land within 1 in 30 incidence (high)								
Surface Water Flooding—% of land Concidence (less) Critical Drainage Area Contamination  Conditions & Contamination  Predominantly Flat Conductive (HSS) Contamination  Conductive (HSS) Contamination  How many longs could be provided? 400 32dpha  Flooding Steep Stoceutive (HSS) Contaminated fland Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m High Landilli stes, Contaminated Area High Voltage electricity line(+20m Hi		Surface Water Flooding – % of land within 1 in 100 incidence (medium)							<	
Conditions & Contamination   Conditions & Contamination   Fig.   Predominantly Flat   Fig.   Impact -   Exercisely Production   Landfill Sizes, Contaminated land Impact -   High Impact -   Exercisely Production   Landfill Sizes, Contaminated land Impact -   High Impact -   Exercisely Pyon (+ 10m buffer zone)   Landfill Sizes, Contaminated land Impact -   High Impact -   Exercisely Pyon (+ 10m buffer zone)   Mindreal's Lagracy (quarries and coal a large)   Mindreal's Lagra		and	3%							
Conditions & Contamination   Condition   Conditions & Contamination   Conditions & Considered & Contamination   Conditions & Contamination		Source Protection Zone								
Predominantly Flat    Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predominantly Flat   Predomin	<b>Ground Con</b>	nditions & Contamination			Suitability an	d Deliverability				
Gentle Slope	Site	Predominantly Flat	No significant issues identified.		What is considere	e?	idential			-
Undulating   Steep Slope   S	Topography	Gentle Slope			How many homes	for?	32dpha			
Steep Slope   Convertible   Steep Slope		Undulating			Site Appraisa	Conclusion				
Health & Safety Executive (HSE)   COMAH Development Proximity or   COMAH Development Proximity or   Inner Zone   Electricity Pylon (+ 10m buffer zone)   High Impact -   Site is considered   Potentially   Site is considered   Potentially   Site is considered   Site is considered   Potentially   Site is considered   Site is considered   Potentially   Potent		Steep Slope			Site Applaisa	I COIICIUSIOII				
Inner Zone Electricity Pylon (+ 10m buffer zone)  HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land mining)  Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Category 1: Significant	Health & Safety Executive (HSE)  COMAH Development Proximity or	Medium Impaci	High Impact —	Potentially sui	table for development shoul	it T	Site is considered	Site is considered	Site is not considere
HSE COMAH Middle or Outer Zone  Landfill sites, Contaminated land  Minerals Legacy (quarries and coal mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m	Constraints	Inner Zone Electricity Pylon (+ 10m buffer zone)	0	required				development	suitable for development	development
	Category 2:	HSE COMAH Middle or Outer Zone								
mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m  h. ff 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Constraints	Landfill sites, Contaminated land  Minerals Legacy (quarries and coal	<						<	
High Voltage electricity line(+10m		mining)							•	
		High Voltage electricity line(+10m								

		Category 2: Category 2: Category 2: Category 2:	Landscape and Townscape			A MARKET			Present Land Use: Stude Adjacent Uses: Housing	SLR Ref: SHLAA Ref:
Area of Significant Historic Landscape	Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land	Ancient Woodland  Area of High Landscape  Area of Significance	d Townscape					Site Photos	Use: Student halls of s: Housing	188
	Order (TPO)	Value					88	notos	halls of residence	Site Area: 2.44ha
Zero/Low Impact - no Media or minimal mitigation mitigarequired		No significant issues identified		Wey Designations:  UDP EN10 White Land SA10.1 Maximise greer within potential redevelopment					Site appraised for:	Site Location: Clan Pallion, Sunderland
Medium Impact - mitigation required		·		Land Adjac greenspace •				UDP Designation	Residential	ny Hou
High Impact – significant mitigation required				<ul><li>Adjacent Designations:</li><li>Residential</li><li>Hospital</li></ul>				ations Map  Dismond Half School	ntial	use, Peacock St West,
Would the development site impact upon the connectivity of habitats?	Category 2: Constraints	Significant Constraints	Biodiversity	Cumulative Impact  Subject to Hather Assessment  School capace				Alte	Is the site Break?	Is the site
Are there any known UK protected species/habitats on or adjacent to the site?  Would the development of the site impact upon the connectivity of habitats?	Are there any known European protected species/habitats on or adjacent to the site?  Adverse impact on Local Wildlife Site (LWS)  Adverse impact on Local Geodiversity	(SPA) or Special Area of Conservation (SAC)]  Adverse impact on Site of Special Scientific Interest (SSSI)  Adverse impact on Local Nature		<b>tive Impact</b> Subject to Habitats Regulations Assessment School capacity	Cantra!			Alteration No.2 Designations Map	in a Settlement	Is the site in the Green Belt?
t to the	or ife Site	n Area vration	<del>-</del>				10011	Map	YES	YES
Zero/Low Impact - no or minimal mitigation required		subject to Habitat Re			5. Assist in the regeneration of the urban area?  Note: This assessment assumes that if there is a need to allocate Green Belt sites for developmer then his will be undertaken through the Local Pla process in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special & historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, ar the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	<ol> <li>Check unrestricted sprawl of the built-u</li> <li>Safeguard the countryside from further encroachment?</li> </ol>	Would development on this site imp the five purposes of the Green Belt?	Brownfield %  Urban?
Medium Impact - mitigation required		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.	e special & separate characteristics of ments?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	<ol> <li>Check unrestricted sprawl of the built-up area?</li> <li>Safeguard the countryside from further encroachment?</li> </ol>	Would development on this site impact upon the five purposes of the Green Belt?	100 Greenfield % Urban fringe?
High Impact – significant mitigation required		corridor, and is t (HRA).							Impact	% 0 Open countryside?
nitigation		nererore	6						No impact	9?

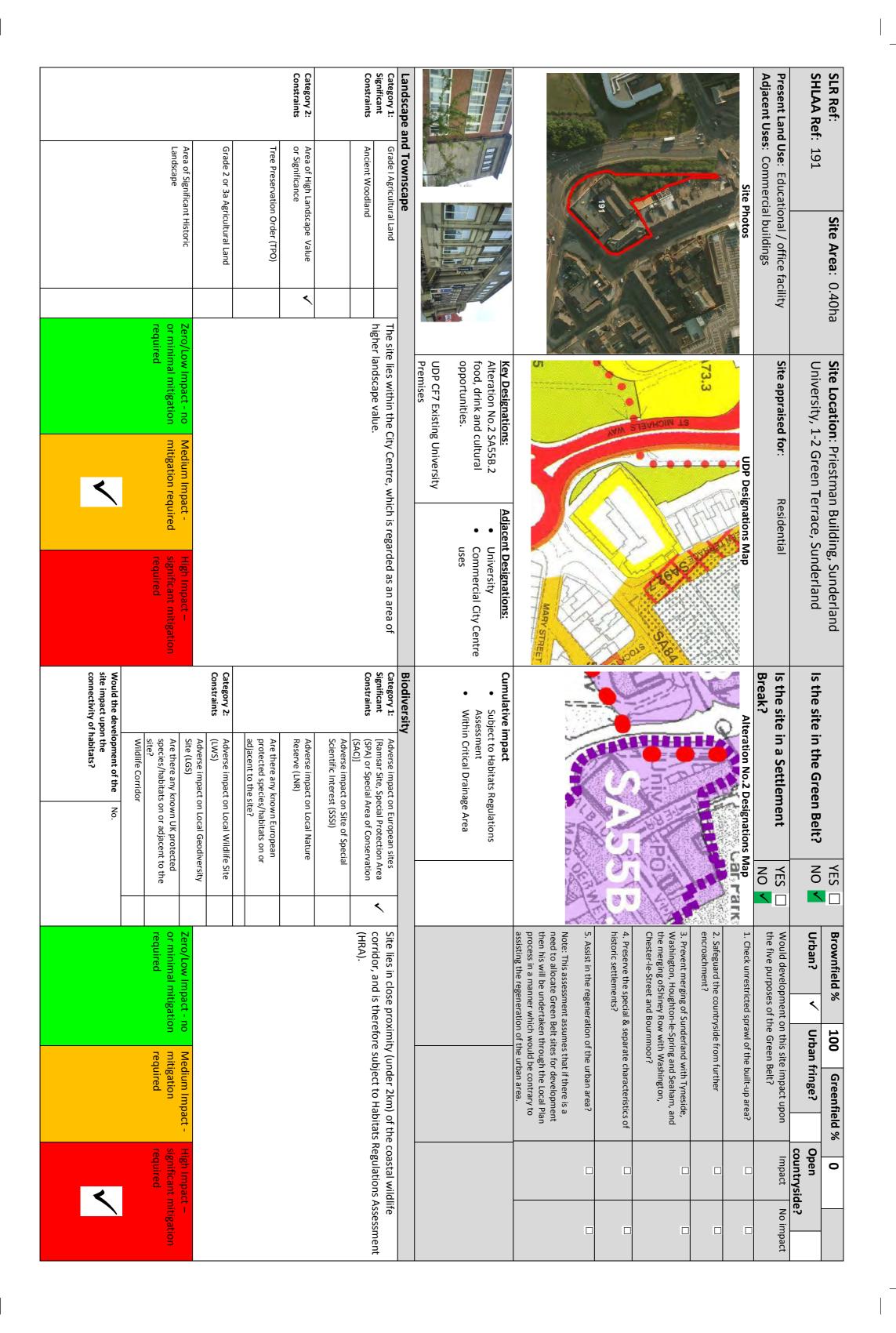
Historic Env Category 1: Significant Constraints	Historic Environment and Culture  Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated)  Constraints	Does the site have any historical or archaeological significance?	chaeological significance?	Green Infrastructure  Category 1: Significant Constraints  Historic Park Village Green	<b>ucture</b> Historic Park or Garden (EH List) Village Green	den (єн ust)		rden (EH List) Part of the site provides amenity greenspace.
	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 <b>V</b> Area	`\		
Category 2: Constraints	Grade II Listed Building/Structure			Natural	Natural greenspace			
	Conservation Area			Allotment	ent			
	Archaeological Site (Known & potential)	Zero/Low Impact - no	mpact - High Impact – required significant mitigation required	Public R (cycleway Green I	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?	nt site Yes - playing		<	
Flooding				Infrastructure and Services	ervices			
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site is partly affected by 1:100 incidence surface water flooding.	incidence surface water flooding.	Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site	e traffic generation?	Access from existing road network.  School places are limited, and new developments in this area which	d network. , and new developm	ents in this ar
	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 notical 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?	capacity of the existing schools is limited.	chools is limited.	ulei ilici ease
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	mpact - High Impact – required significant mitigation	Within accessible location.		Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation	High Impact – significant 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)	<5%						
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area	5%						•
	Source Protection Zone			; ;	-			
Site Site	Site Predominantly Flat	No significant issues identified		What is considered suitable on the site?	on the site? Residential			
Topography	i i cuominanty i iat	NO significant issues identified.		How many homes could be provided?				
	Gentle Slope			How many jobs could the site provide for?	e provide for?			
	Undulating Steen Slone			Site Appraisal Conclusion	Ision			
Catogory 1:	Health & Safety Everytive (HSE)					Cito in possible sold	Citorio	0:+0:-0:-0:-0:-0:-0:-0:-0:-0:-0:-0:-0:-0:-0
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	<ul><li>Zero/Low Impact - no or minimal mitigation mitigation mitigation required</li></ul>	mpact - High Impact – significant mitigation	Potentially suitable for development.	development.	Site is considered suitable for	Site is considered potentially	Site is not considered suitable for
Constraints	Electricity Pylon (+ 10m buffer zone)					development	suitable for development	development
Category 2:	HSE COMAH Middle or Outer Zone							
Constraints	Landfill sites, Contaminated land Minerals Legacy (quarries and coal							
	mining)	<					<	
	Minerals Safeguarded Area							
	buffer zone)							



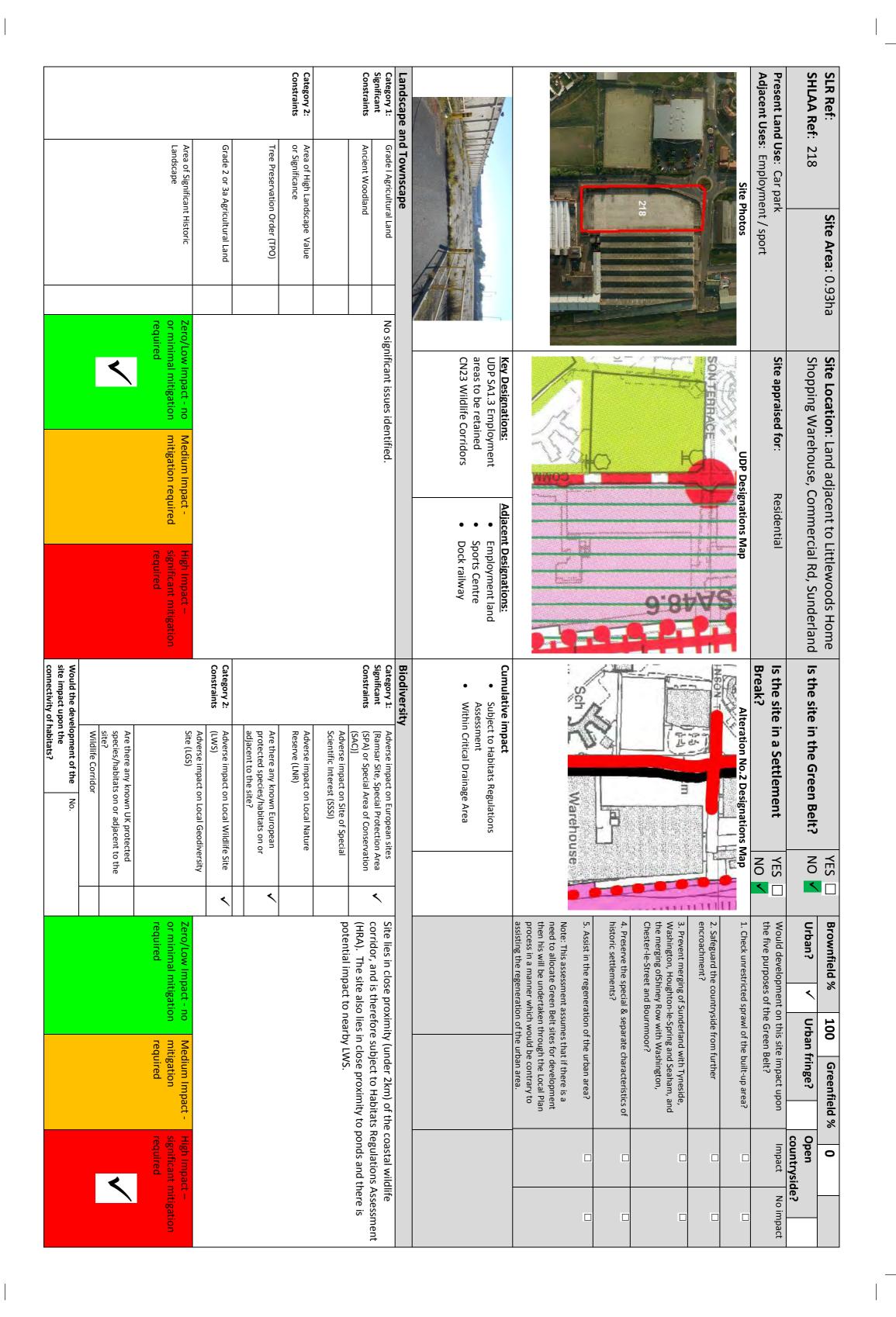
Category 1: Significant Constraints Category 2: Constraints	Site Topography	Ground Cond	Constraints				Category 1: Significant Constraints	
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated 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	Vulnerability)  Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high)  Surface Water Flooding – % of land within 1 in 100 incidence (medium)  Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Conservation Area Archaeological Site (Known & potential)	World Heritage Site & Setting (+ candidate)  Grade I/Grade II*Listed  Building/Structure	Historic Environment and Culture  Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated)  Constraints	
zero/Low Impact - no or minimal mitigation mitigation required	No significant issues identified.		or minimal mitigation mitigation required required	a Criti	Zero/Low Impact - no or minimal mitigation required  Tequired  Medium Impact - mitigation mitigation required		Does the site have any historical or archaeological significance?	
High Impact – significant mitigation required			significant mitigation required		High Impact – significant mitigation required		significance?	
Potentially suita can be resolved	What is considered suitable on the How many homes could be provid How many jobs could the site prov	Suitability and	In accessible location	Infrastructure and Services Is there road capacity for site traffic g Is there water and sewerage capacity requirements? Is there education/community/healti site requirements? What is the broad accessibility of the local shopping services, public transp community opportunities?	Allotment  Public Right of (cycleway/ footpate)  Green Infrastrument site designated as open space or playing fields?	Category 2: Constraints	Green Infrastructure Category 1: Historic Significant Constraints Village (	
Potentially suitable for development if access issues can be resolved	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	on	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 Inctu	Cemetery / Churchyard  Public Open Space/Playing Field/Play  Area	Historic Park or Garden (EH List) Village Green	
f access issues	Residential 26 51dpha			pacity for all road network, ion and	dleway) re corridor Yes, part of the site.	ield/Play	:H Ust)	
Site is considered suitable for development			or minimal mitigation required	Only one vehicular access from Clanny Street. There are concerns about the air quality and noise quality as well as the cumulative effect of traffic congestion on Chester Road	Zero/Low Impact - no or minimal mitigation required		The site contains a portion of amenity greenspace (verge).	
Site is considered potentially suitable for development			mitigation required	hicular access from Clanny Street ir quality and noise quality as wel ffic congestion on Chester Road	Medium Impact - mitigation required		ion of amenity greens	
Site is not considered suitable for development			significant mitigation required	. There are concerns l as the cumulative	High Impact – significant mitigation required		pace (verge).	



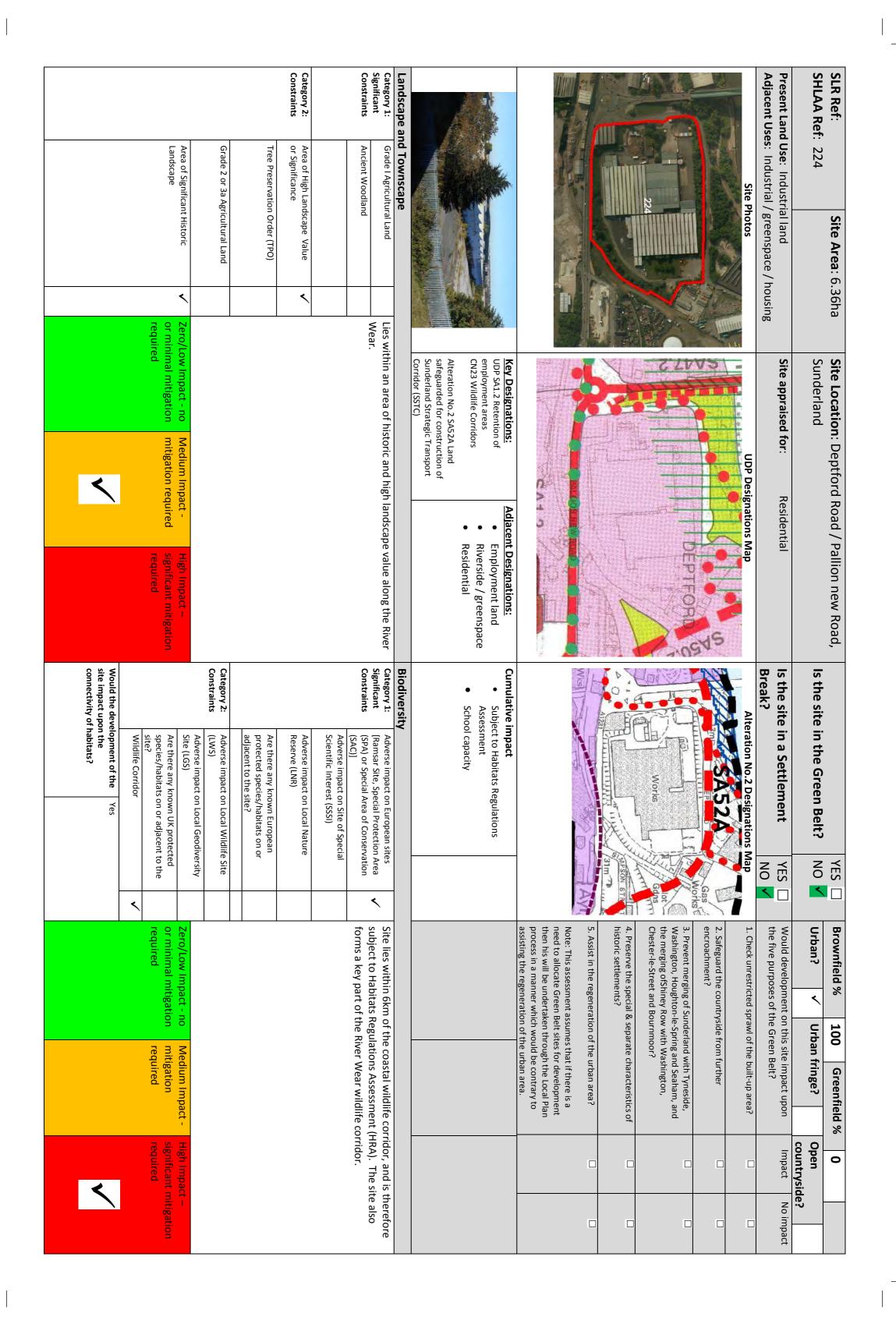
Category 1: Significant Constraints Category 2: Constraints	Topography	Ground Co	Caregory 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic En Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	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 (medium)  Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)	Historic Environment and Culture  Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated)  Constraints  World Heritage Site & Setting (+ candidate)  Grade I/Grade II*Listed Building/Structure
Zero/Low Impact - no or minimal mitigation mitigation required required	rerraced and sloping site.	Toronod and closing site	required  sign required  sign required  required  required	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?
High Impact – Poten significant mitigation can burequired	How m How m Site A	Suita	High impact – In accessignificant mitigation required	Is there Is there Is there require Is there site req What is local sh	High Impact – significant mitigation required Is the p designa fields?	
Potentially suitable for development if access issues can be resolved	How many homes could be provided?  How many jobs could the site provide for?  Site Appraisal Conclusion	Suitability and Deliverability  What is considered suitable on the site?  Residential	In accessible location	Infrastructure and Services  Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment  Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	Green Infrastructure  Category 1: Historic Park or Garden (EH List)  Significant Constraints  Cemetery / Churchyard  Category 2: Public Open Space/Playing Field/Play Area
Site is considered suitable for development			zero/Low Impact - no or minimal mitigation required	Only one vehicular access from Chester Road. There are concerr about the air quality and noise quality as well as the cumulative effect of traffic congestion on Chester Road	Zero/Low Impact - no or minimal mitigation required	No significant issues identified.
Site is considered potentially suitable for development			Medium Impact - mitigation required	hicular access from Chester Road. There are concerns r quality and noise quality as well as the cumulative ffic congestion on Chester Road	Medium Impact - mitigation required	ntified.
Site is not considered suitable for development			High Impact — significant mitigation required	l. There are concerns I as the cumulative	High Impact – significant mitigation required	



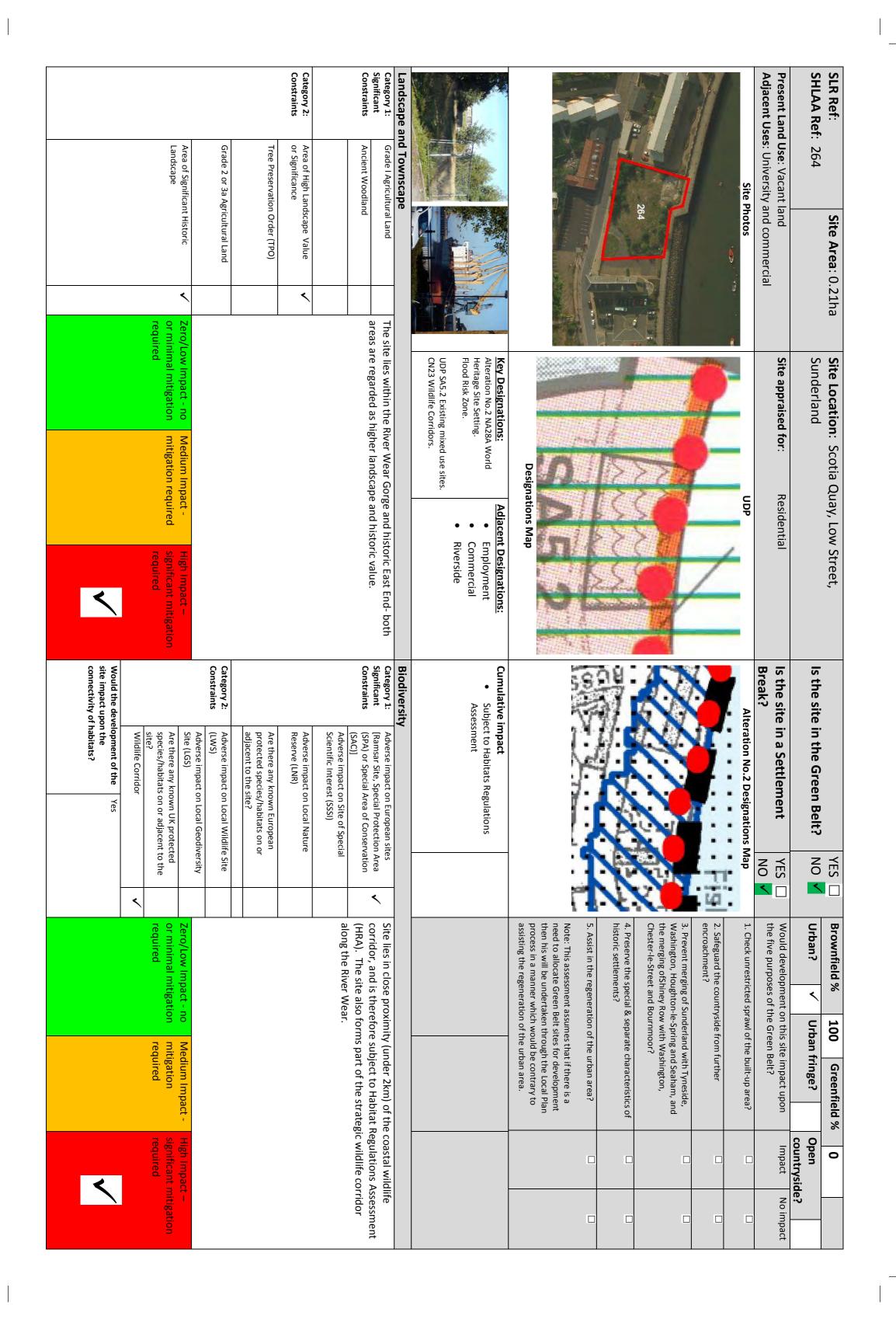
Undu	Ground Conditio Site Predd Topography Gentl	Category 2: Flood Constraints Vulne Groun Surfan within Surfan within Surfan Within Surfan Surfan Surfan Within			Historic Environr Category 1: Sched Significant (+ 50) Constraints  Work candi
Health & Safety Executive (HSE) COMAH Development Proximity 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	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Historic Environment and Culture  Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated)  Constraints  World Heritage Site & Setting (+ candidate)  Grade I/Grade II*Listed  Building/Structure
		5% 5% 20%	-: -:	< < <	m (0 77 7
Zero/Low Impact - no or minimal mitigation required	No significant issues identified.	Zero/Low Impact - no In or minimal mitigation In required	The site lies within a Critical Drainage Area incidence surface water flooding.	Zero/Low Impact - no or minimal mitigation required	Does the site have any historical or archaeological significance? Forms part of the Bishopwearmouth Conservation Area and site includes significant historic buildings of townscape importance. Also within settings of grade II listed buildings Local archaeological value / historic village.
Medium Impact - mitigation required	tified.	Medium Impact - mitigation required	nage Area	Medium Impact - mitigation required	orical or archaeological sign armouth Conservation Are of townscape importance. cal archaeological value / h
High Impact – significant mitigation required		High Impact – significant mitigation required	and is partly affected by 1:30	High Impact – significant mitigation required	nificance? a and site includes . Also within settings of nistoric village.
Site potentially	Suitability and Deliverability What is considered suitable on the sit How many homes could be provided? How many jobs could the site provide Site Appraisal Conclusion	In highly accessible location	Infrastructure and Services Is there road capacity for site traffic and sewerage capacity requirements? Is there education/community/health site requirements? What is the broad accessibility of the local shopping services, public transprommunity 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 Category 2: Area
Site potentially suitable for development.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	location	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Natural greenspace  Allotment  Allotment  Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor relopment site space or playing  No.	ucture Historic Park or Garden (ЕН ШST) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
oment.	Residential 14 35dpha		e y capacity for local road network, ucation and	way) corridor	rn (EH List) 'd 'd 'ng Field/Play
Site is considered suitable for development		Zero/Low Impact - no or minimal mitigation required	Access from Green Terrace.	Zero/Low Impact - no or minimal mitigation required	No significant issues identified
Site is considered potentially suitable for development		Medium Impact - mitigation required	ace.	Medium Impact - mitigation required	entified.
Site is not considered suitable for development		High Impact — significant mitigation required		High Impact – significant mitigation required	



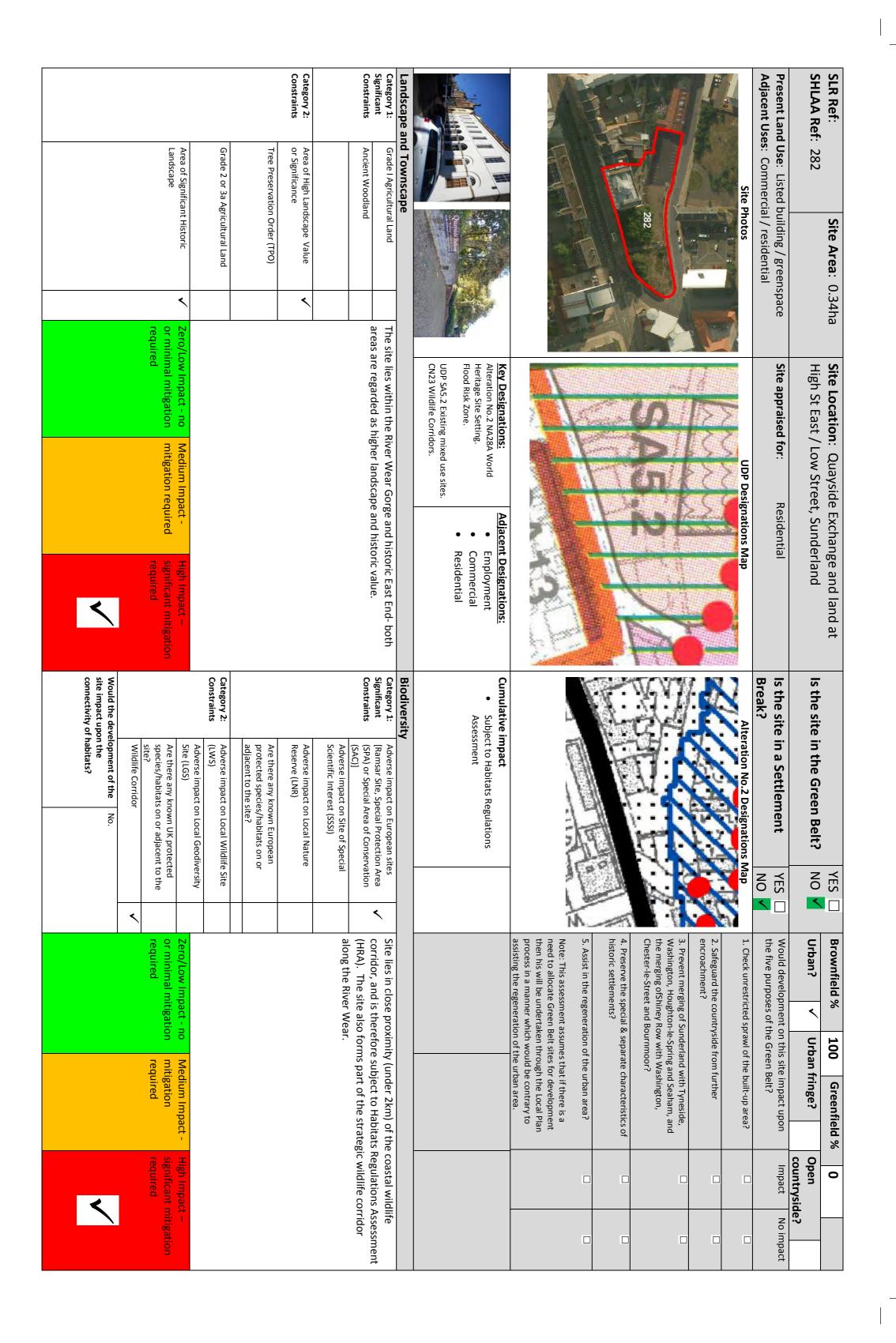
Category 1: Significant Constraints Category 2: Constraints	Ground Co Site Topography	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic Env Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Ground Conditions & Contamination  Site Predominantly Flat  Topography Gentle Slope  Undulating  Steep Slope	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)	Historic Environment and Culture  Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated)  Constraints  World Heritage Site & Setting (+ candidate)  Grade I/Grade II*Listed  Building/Structure
zero/Low Impact - no or minimal mitigation mitigation required required  v  V  V  V  Impact - Migh impact - significant mitigation required required required required required required required required	✓ Within HSE middle blast zone from Port petroleum depot. Possible contamination from previous industrial uses.	zero/Low Impact - no or minimal mitigation mitigation required required  5%  5%  This impact - Medium Impact - significant mitigation required required required required required required required	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? No.
Retain as employment land	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	In an accessible location	Infrastructure and Services  Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Natural greenspace  Allotment  Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor  Is the proposed development site designated as open space or playing fields?	Green Infrastructure  Category 1: Historic Park or Garden (EH List)  Significant Constraints  Village Green  Cemetery / Churchyard  Constraints  Public Open Space/Playing Field/Play Area
Site is considered suitable for development development development		Zero/Low Impact - no or minimal mitigation required   Medium Impact - mitigation required	Part of site is affected by access and	Zero/Low Impact - no or minimal mitigation required required	No significant issues identified.
sidered Site is not considered suitable for development   The state of		significant mitigation required	is affected by access and has environmental issues.	High Impact – significant mitigation required	



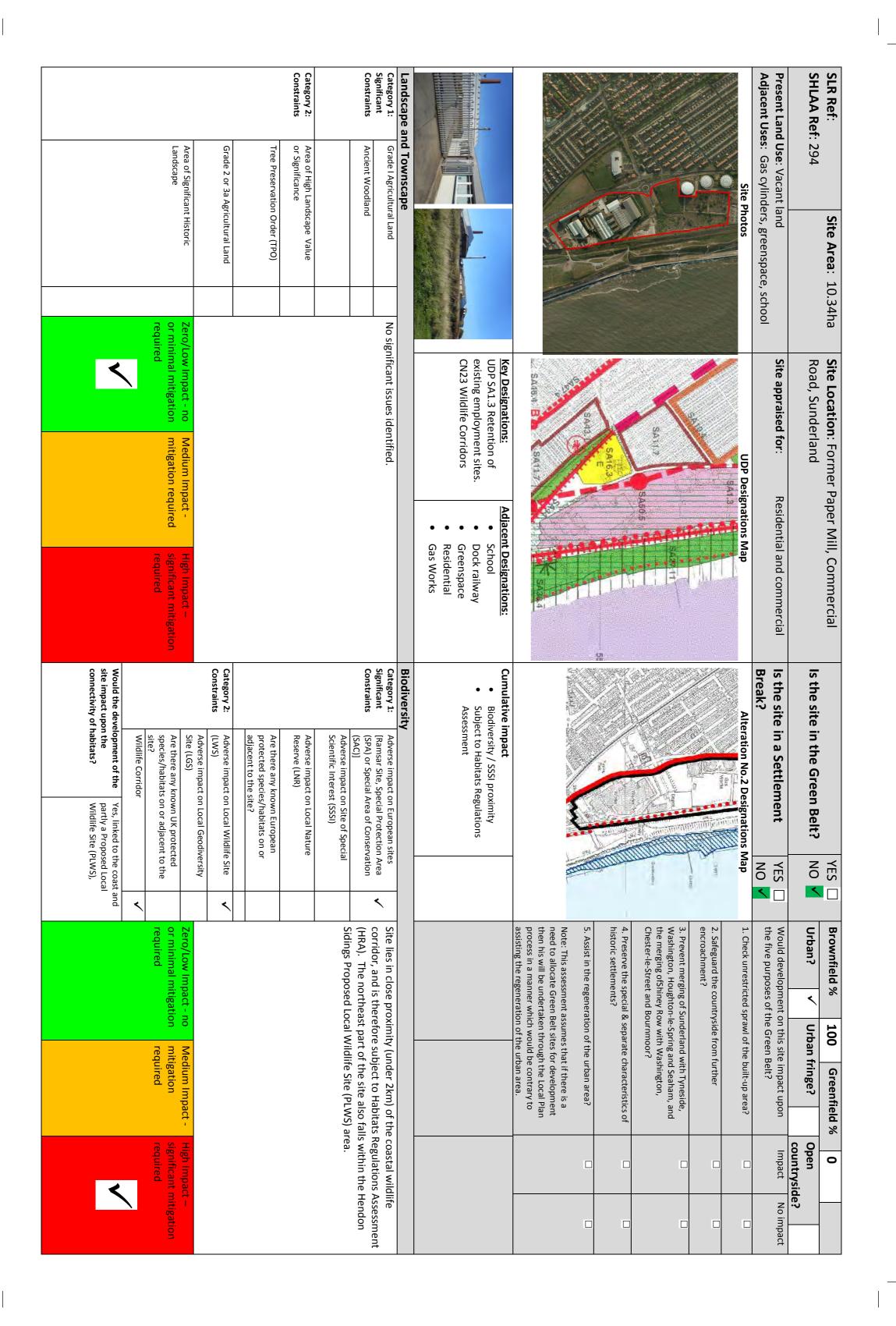
Historic Envi	Historic Environment and Culture  Category 1: Scheduled Ancient Monument	Does the sit	Does the site have any historical or archaeo	al or archaeological si	logical significance?	Green Infrastructure Category 1: Historic	<b>ructure</b> Historic Park or Garden (EH List)	en (єн цst)	The site includes woodland screening and lies within the River Wear	land screening and li
Significant Constraints	(+ 50m buffer zone if not designated)	Site is adjace.	ent and within settir eological significance	ng of grade II listed Que relating to shipbuildi	Site is adjacent and within setting of grade II listed Queen Alexander Bridge. Local archaeological significance relating to shipbuilding and historic riverside village.	Significant Constraints	Village Green		strategic Green Infrastructure corridor.	ucture corridor.
	World Heritage Site & Setting (+ candidate)	900					Cemetery / Churchyard	rd		
	Grade I/Grade II*Listed Building/Structure					Category 2: Constraints	Public Open Space/Playing Field/Play Area	ing Field/Play		
Category 2:	Grade II Listed Building/Structure	<				<b>'</b>	Natural greenspace	<		
Constraints	Conservation Area						Allotment			
	Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation		Medium Impact -	High Impact –		Public Right of Way (cycleway/ footpath/bridleway)	:way)	Zero/Low Impact - no	Medium Impact -
		required			required	Is the proposed development site	tructu	re corridor  Yes, as natural  Yes, as natural		required
				<		fields?		greenspace (sireiter		<
Flooding						Infrastructure and Services	and Services			
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Site is part	y affected by 1:30	Site is partly affected by 1:30 incidence surface water flooding.	water flooding.	Is there road capaous there water and requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	tion?	Restricted access. Adjacent to the Sunderland Strategic Tra Corridor - will affect the site. Limited access with issues for residential use	Adjacent to the Sunderland Strategic Transport ct the site. Limited access with issues for
	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?	y capacity for local road network, lucation and	School places are limited, and new developments in this area will exacerbate the issue and potential to further increase the capacity of the existing schools is limited.	ed, and new develond potential to furt imited.
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	High Impact – significant mitigation required	Services provided :	Services provided at Southwick or City Centre	re	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land	1%								
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	5%								
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	15%			•					
	Critical Drainage Area									
	Source Protection Zone									
<b>Ground Con</b>	Ground Conditions & Contamination					Suitability and	Suitability and Deliverability			
Site	Predominantly Flat	✓ Eastern sid	Eastern side of site with HSE middle and		outer blast zones (Deptford).	What is considered	What is considered suitable on the site?	loy	dential	
Topography		Potential c	ontamination fron	Potential contamination from past industrial uses.	35.	How many homes	How many homes could be provided?	156 33dpha		
	Gentle Slope					How many jobs co	How many jobs could the site provide for?			
	Undulating Steen Slone					Site Appraisal Conclusion	Conclusion			
Category 1:	Health & Safety Evecutive (HSE)	7050/1000/1	2	diam Impact	High Impact	Cumpathyplica	tod for omalowan	+   	G:+	
Category 1: Significant	COMAH Development Proximity or	Zero/Low Impact -		Medium Impact -	High Impact —	Currently alloc	Currently allocated for employment land-	it land-	Site is considered	Site is considered
Constraints	Inner Zone	or minimal mitigation		mitigation required	significant mitigation	Employment La	Employment Land Review recommends retention	ends retention	suitable for	potentially
	Electricity Pylon (+ 10m buffer zone)	required			requirea	completion of	for employment use. However, following completion of new highway projects the site may	ts the site may	gevelopment	development
Category 2:	HSE COMAH Middle or Outer Zone	<				be suitable for	be suitable for residential development	ment		
Constraints	Landfill sites, Contaminated land	<								
	Minerals Legacy (quarries and coal				<					<
	Minerals Safeguarded Area									
	High Voltage electricity line(+10m									



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 Building/Structure
Category 2:	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)
	within 1 in 1000 incidence (less)  Critical Drainage Area
	Source Protection Zone
<b>Ground Cor</b>	Ground Conditions & Contamination
Site Topography	Predominantly Flat
	Gentle Slope
	Undulating
	Steep Slope
Category 1:	Health & Safety Executive (HSE)
Category 1: Significant Constraints	COMAH Development Proximity or Inner Zone
	Electricity Pylon (+ 10m buffer zone)
Category 2:	HSE COMAH Middle or Outer Zone
Constraints	Landfill sites, Contaminated land
	mining)
	Minerals Safeguarded Area High Voltage electricity line(+10m
	buπer zone)



( ' ( ' ( ' ( ' ( ' ( ' ( ( ( ( ( ( ( (	Ground Conditions & Contamination  Site Predominantly Flat  Topography Gentle Slope  Undulating  Steep Slope	Category 2: Constraints  Vulnerability)  Groundwater Flooding  Surface Water Flooding - % of land within 1 in 30 incidence (high)  Surface Water Flooding - % of land within 1 in 100 incidence (medium)  Surface Water Flooding - % of land within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone	Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Category 2: Grade II Listed Building/Structure Constraints Conservation Area  Archaeological Site (Known & potential)	Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II*Listed Building/Structure
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone	*	m   *% of land high)  % of land (medium)  % of land (e (less)   **	onal	n &	nent lesignated)
Zero/Low Impact - no or minimal mitigation required	Terraced and steeply sloped site	Zero/Low Impact - no or minimal mitigation required	The site lies within a Source Protection Zone. of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required	Does the site have any hist The site forms part of the h Sunderland Riverside Conse buildings – Roseline Wareh also falls within the wider su Monkwearmouth Anglo Sax grade II listed Wearmouth E East.
Medium Impact - mitigation required	oed site.	Medium Impact - mitigation required		Medium Impact - mitigation required	Does the site have any historical or archaeological significance? The site forms part of the historic East End riverside, is part of the Old Sunderland Riverside Conservation Area, and is surrounded by grade II listed buildings – Roseline Warehouse, Bonded Warehouse and Exchange Building. It also falls within the wider setting of grade 1 listed St Peter's Church / remains Monkwearmouth Anglo Saxon Monastery Scheduled Ancient Monument, grade II listed Wearmouth Bridge and grade II listed buildings along High Street East.
High Impact – significant mitigation required		High Impact – significant mitigation required	Low incidence potential	High Impact – significant mitigation required	*
Site is potentia	Suitability and Deliverabi What is considered suitable on the How many homes could be provid How many jobs could the site prov Site Appraisal Conclusion	In a highly accessible location	Infrastructure and Services Is there road capacity for site traffic & Is there water and sewerage capacity requirements? Is there education/community/healt! site requirements? What is the broad accessibility of the local shopping services, public transp community opportunities?	Natural greensparation  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 Category 3: Area
Site is potentially suitable for development	lity site? Residen ed? 15 ride for?	le location	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Natural greenspace  Allotment  Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor velopment site velopment site space or playing greenspace	Historic Park or Garden (EH LISE)  Village Green  Cemetery / Churchyard  Public Open Space/Playing Field/Play  Area
Site is considered suitable for development	itial 44dpha	Zero/Low Impact - no or minimal mitigation required	Access to be determined	Zero/Low Impact - no or minimal mitigation required	The site partly provides natural greenspace, and forms part of the River Wear Green Infrastructure corridor.
Site is considered potentially suitable for development		Medium Impact - mitigation required	d d	Medium Impact - mitigation required	s natural greenspace, structure corridor.
Site is not considered suitable for development		High Impact – significant mitigation required		High Impact – significant mitigation required	and forms part of the

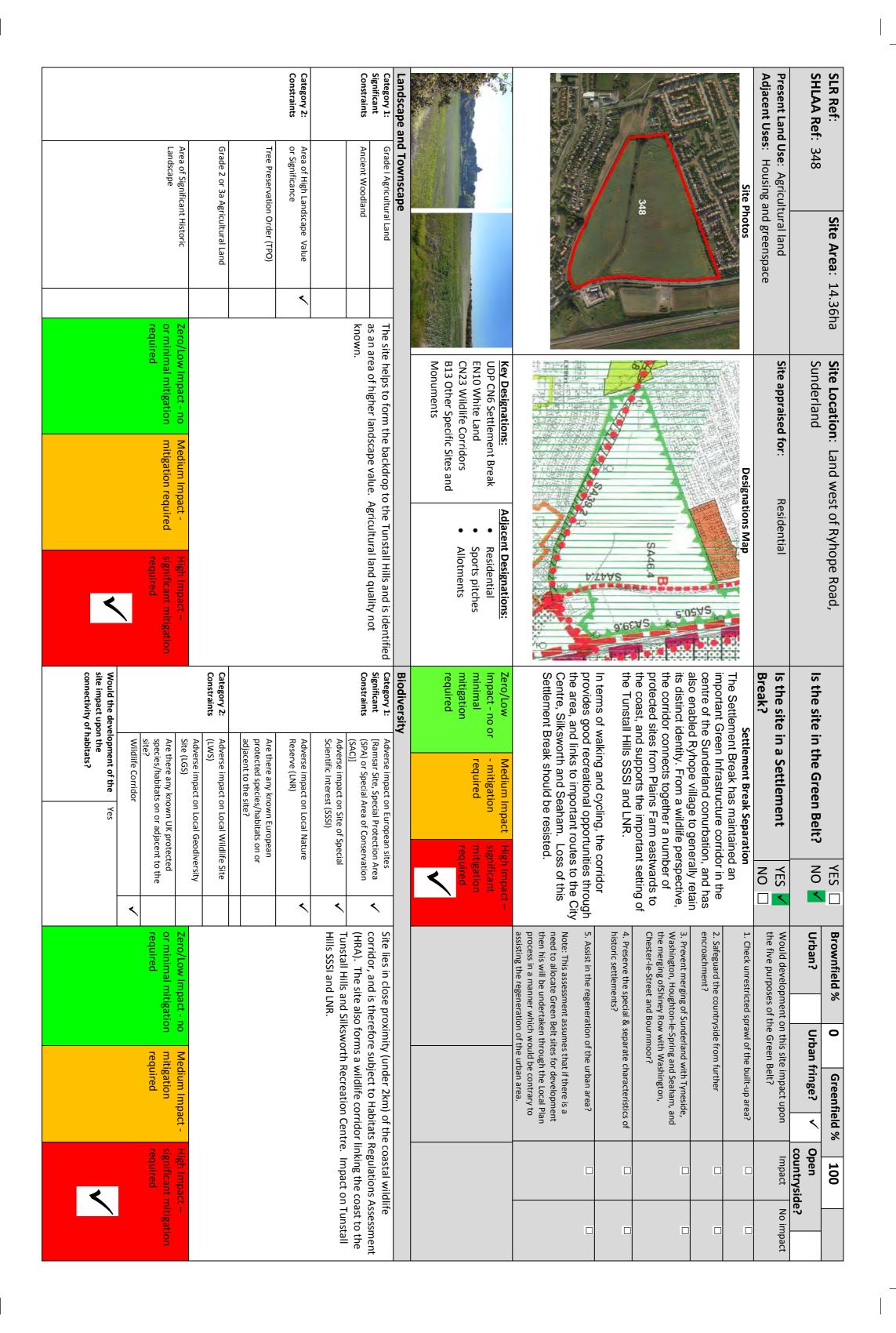


	Ground Conditions & Contamination  Site Predominantly Flat  Topography Gentle Slope	Category 2: Constraints  Vulnerability)  Surface Water Flooding  Surface Water Flooding - % of land within 1 in 30 incidence (high) Surface Water Flooding - % of land within 1 in 100 incidence (medium) Surface Water Flooding - % of land within 1 in 1000 incidence (medium) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Critical Drainage Area  Source Protection Zone	Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Category 2: Grade II Listed Building/Structure Constraints Conservation Area  Archaeological Site (Known & potential)	Historic Environment and Culture Category 1: Scheduled Ancient Monument Constraints
Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone	<b>S</b>	fland 5% fland 5% dium) 15% fland 15% ss)		ture	gnated)
Zero/Low Impact - no Nor minimal mitigation mrequired	Site lies within HSE blast zones from nearby gas cyclinders on Commercial Road and also from petroleum depot on South Dock. Possible contamination from previous uses.	Zero/Low Impact - no Nor minimal mitigation mrequired	The site contains pockets of land affected water flooding. Low incidence potential of	Zero/Low Impact - no or minimal mitigation mrequired	Does the site have any historical or archaeol No.
Medium Impact - Head Head Head Head Head Head Head Head	ones from nearby gas cyc from petroleum depot c im previous uses.	Medium Impact - Head Simitigation required Similar		Medium Impact - Hemitigation required some	rical or archaeological significance?
High Impact – significant mitigation required	linders on on South Dock.	High Impact – significant mitigation required	by 1:30 incidence surface of groundwater flooding.	High Impact – significant mitigation required	ificance?
Site Appraisal Conclusion Potentially suitable for deve issues can be overcome.	Suitability an What is considere How many homes	Services provided in City Centre	Infrastructure and S Is there road capacity for si Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Natural green: Allotment Public Right (cycleway/ foot) Green Infrasi Is the proposed development site designated as open space or playi fields?	Green Infrastructure Category 1: Historic Significant Constraints Village ( Category 2: Public O Constraints Area
Site Appraisal Conclusion  Potentially suitable for development if significant issues can be overcome.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	in City Centre	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment  Allotment  Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	ructure Historic Park or Garden (ЕН ЦЕТ) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
significant	Residential 425 55dpha		pacity for all road network, tion and	idor	H List)
Site is considered suitable for development		Zero/Low Impact - no or minimal mitigation required	Major scheme would have impact on Southern Radial Route.	Zero/Low Impact - no or minimal mitigation required	The site forms part of the coastal strategic (corridor and includes a Public Right of Way.
Site is considered potentially suitable for development		Medium Impact - mitigation required	have impact on Sou	Medium Impact - mitigation required	ms part of the coastal strategic Green Infrastructure d includes a Public Right of Way.
Site is not considered suitable for development		High Impact – significant mitigation required	thern Radial Route.	High Impact – significant mitigation required	een Infrastructure

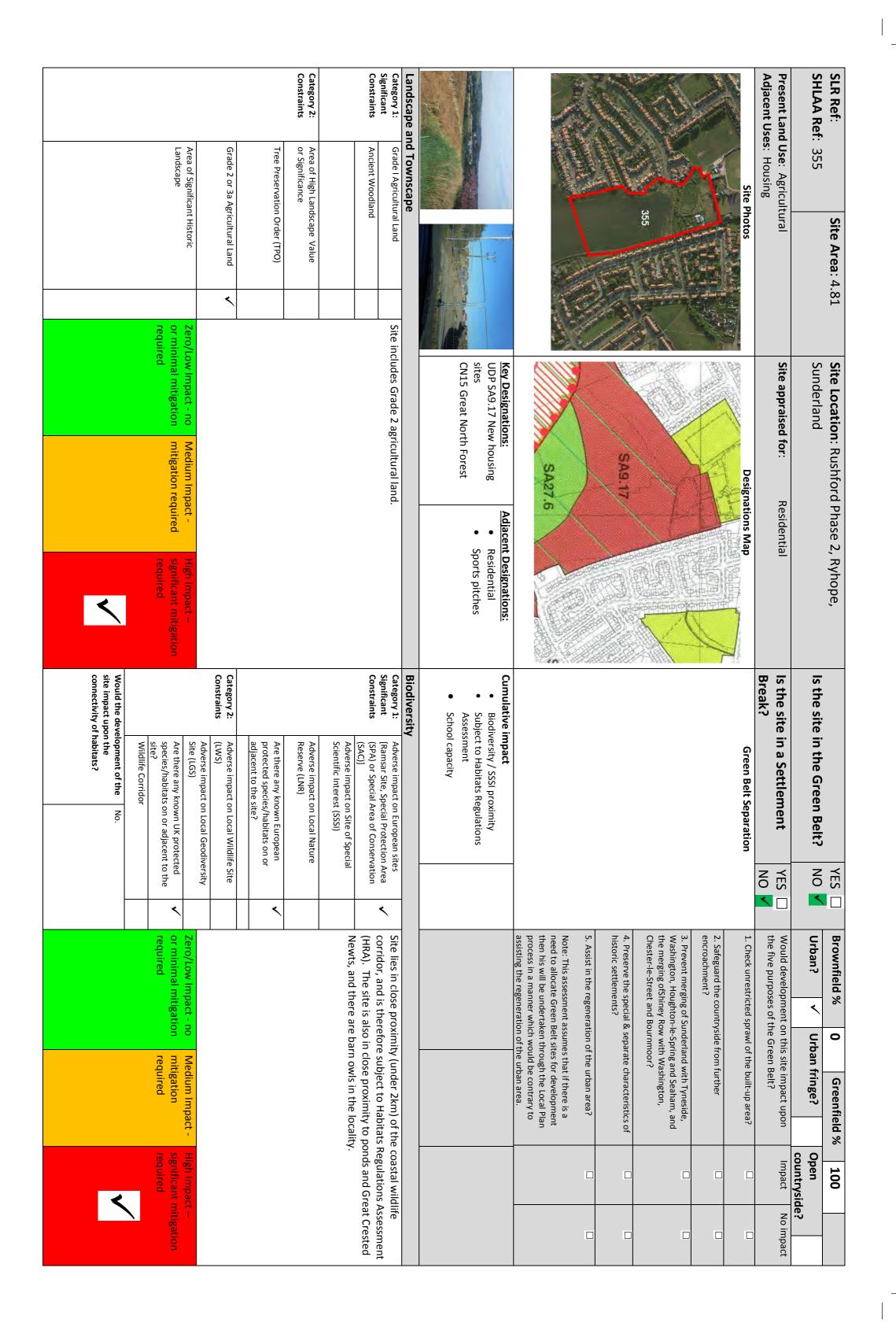
	rei socape	nificant Historic	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Category 2: Area of High Landscape Value Constraints or Significance			: Grade I Agricultural Land	Landscane and Townscane					303		Site Photos	Present Land Use: Allotments Adjacent Uses: Housing and greenspace	SLR Ref: Site Area: 0.70ha SHLAA Ref: 303
	or minimal mitigation   mitigation required   significant mitigation required   required	Medium Impact -						No significant issues identified.		• •	Key Designations:   Adjacent Designations:   UDP L1/7/9 Open space   • Residential		地画			Designations Map	Site appraised for: Residential	Site Location: Allotment land at the back of Ryhope Street, Ryhope, Sunderland
Would the development of the site impact upon the connectivity of habitats?	species/habitats on or adjacent to the site?  Wildlife Corridor		Constraints Constraints  Adverse impact on Local Wildlife Site  Adverse impact on Local Geodines sity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	Significant [Ramsar Site, Special Protection Area Constraints (SPA) or Special Area of Conservation (SAC)] ✓	Category 1: Adverse impact on European sites	Riodiversity	<ul> <li>Subject to Habitats Regulations         Assessment         School capacity     </li> </ul>	<ul><li>Cumulative impact</li><li>Biodiversity / SSSI proximity</li></ul>					Green Belt Separation	Is the site in a Settlement YES ☐ NO ✓	Is the site in the Green Belt? YES
	required required required required required	Impact - no Medium Impact -						Site lies in close proximity (under 2km) of the coastal wildlife				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.	ne special & separate characteristics of	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	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Brownfield % 0 Greenfield % 100 Urban? V Urban fringe? Open countryside?

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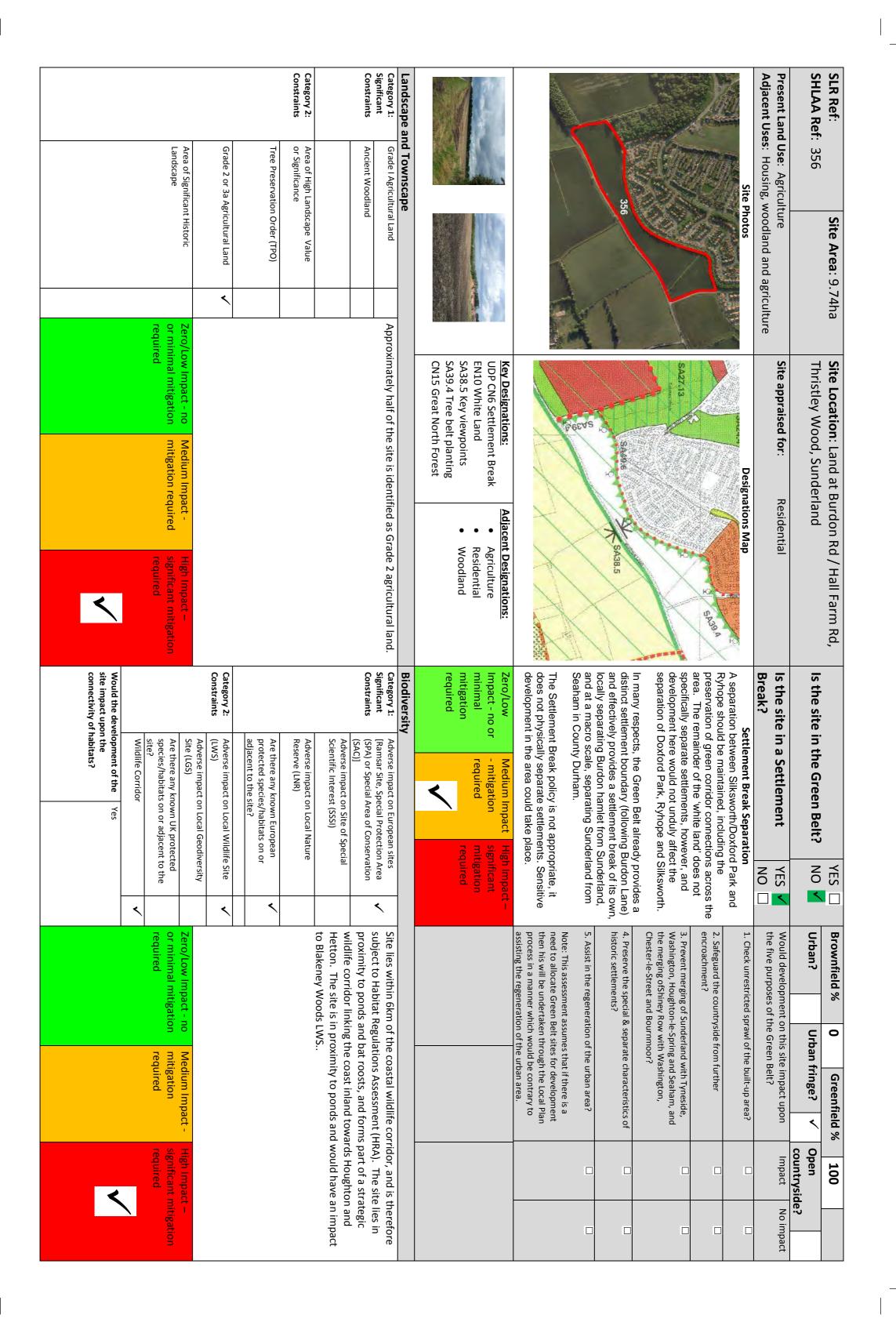
Category 1: Significant Constraints Category 2: Constraints	Site Topography	<b>Ground Co</b>	Constraints	Category 1: Significant Constraints	Flooding		Category 2: Constraints		Historic En Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity 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)	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)		Archaeological Site (Known & potential)	Grade II Listed Building/Structure Conservation Area	World Heritage Site & Setting (+ candidate)  Grade I/Grade II*Listed Building/Structure	Historic Environment and Culture Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints
zero/Low Impact - no or minimal mitigation mitigation required required	No significant issues identified.		or minimal mitigation mitigation required required 10%	cted by 1:30 incidence surfacial of groundwater flooding.		Zero/Low Impact - no			Does the site have any historical or archaeological significance? Yes, the Allotments are Grade II listed.
High Impact – significant mitigation required			significant mitigation required			High Impact – significant mitigation required			
Not suitable for development - allotments (listed) to be retained, and steep topography.	What is considered suitable on the site?  How many homes could be provided?  How many jobs could the site provide for?  Site Appraisal Conclusion		Local services available at Ryhope.	Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Infrastructure and Services	Public Right of Way  (cycleway/ footpath/bridleway)  Green Infrastructure corridor  Is the proposed development site designated as open space or playing fields?  Public Right of Way  (cycleway/ footpath/bridleway)  Frequency (cycleway/ footpath/bridleway)  Frequency (cycleway/ footpath/bridleway)  Frequency (cycleway/ footpath/bridleway)  Frequency (cycleway/ footpath/bridleway)	Natural greenspace  Allotment	Cemetery / Churchyard  Category 2: Public Open Space/Playing Field/Play  Area	Green Infrastructure Category 1: Historic Park or Garden (EH Ust) Significant Constraints Village Green
Site is considered suitable for development	n space		or minimal mitigation required	Access from north.  The SSGA area is projected to yield circa 650 – 730 primary aged children. Proposals exist to expand two existing schools and to create a new two form entry school to meet the needs of this area development.		Zero/Low Impact - no or minimal mitigation required	N I		The site provides listed Allotments (Back of Ryhope Street).
Site is considered potentially suitable for development			mitigation s required r	ed to yield circa 650 – to expand two existing atry school to meet th		Medium Impact			llotments (Back of Ryr
Site is not considered suitable for development			significant mitigation required	730 primary aged g schools and to e needs of this area		High Impact – significant mitigation required			nope Street).

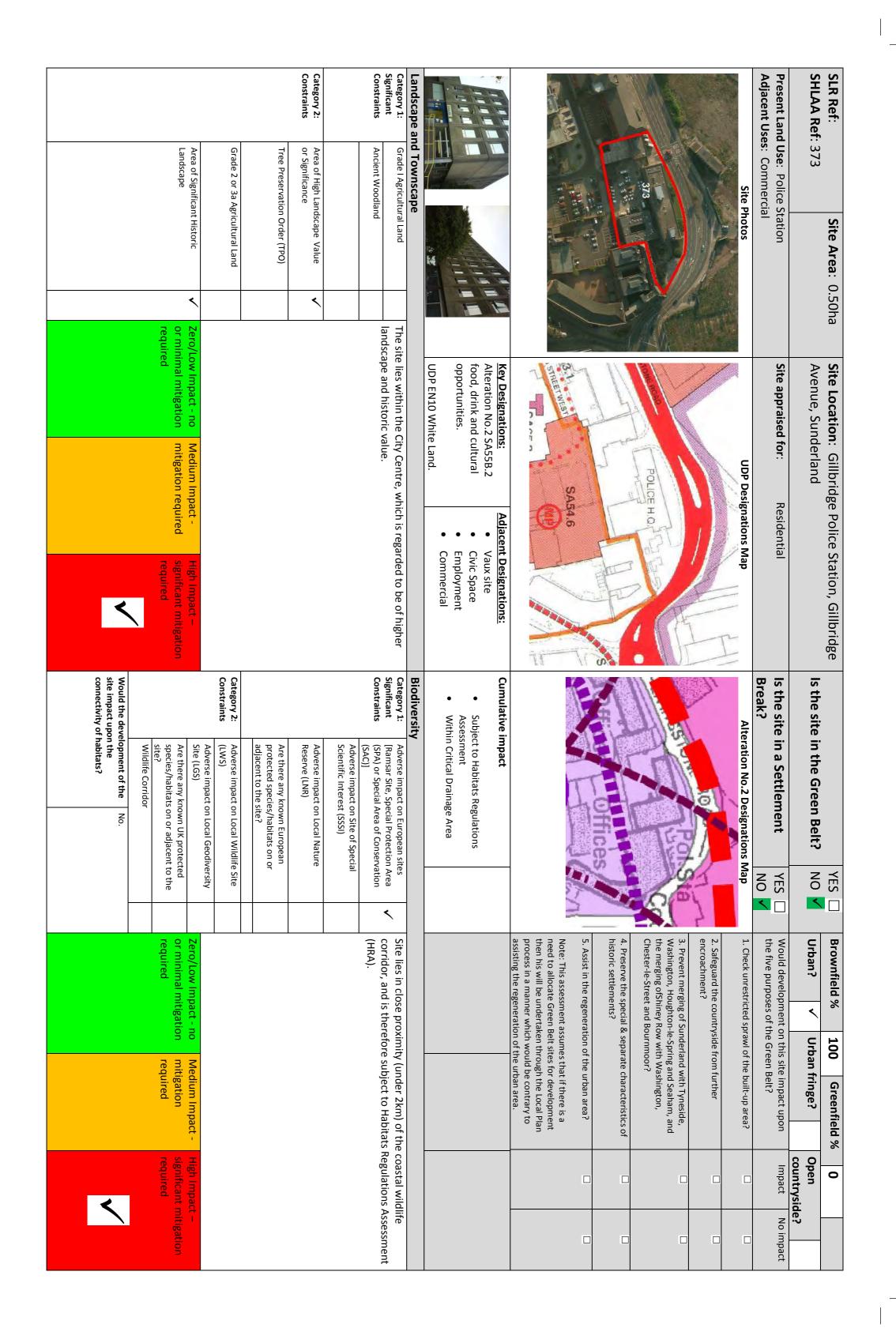


Category 1: Heal Significant CON Constraints Elect Constraints Lanc Constraints Mine Category 2: Lanc Constraints	Site Prec Topography Gen Und	Category 2: Floo Constraints Vulr Grou Surf with Surf with Criti	Flooding Category 1: Floo Significant Floo Constraints Floo Vuir	Category 2: Grad Constraints Con- Arch pote	Category 1: Sche Significant (+ 5) Constraints  Wor can Grad Built	Historic Environ
Health & Safety Executive (HSE)  COMAH Development Proximity or Inner Zone  Electricity Pylon (+ 10m buffer zone)  HSE COMAH Middle or Outer Zone  Landfill sites, Contaminated land  Minerals Legacy (quarries and coal mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m	Site Predominantly Flat  Topography  Gentle Slope  Undulating  Steep Slope	Flood Risk Zone 2(Medium Vulnerability)  Groundwater Flooding  Surface Water Flooding –% of land within 1 in 30 incidence (high)  Surface Water Flooding –% of land within 1 in 100 incidence (medium)  Surface Water Flooding –% of land within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure  Conservation Area  Archaeological Site (Known &  potential)	Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure	Historic Environment and Culture
Zero/Low Impact - no or minimal mitigation mitigation required	Part of the site has been landfilled.	Zero/Low Impact - no or minimal mitigation mitigation required	The centre of the site contains a small burn and there is a considerable area of land affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation mitigation required	Does the site have any historical or archaeological significance? Local archaeological significance – small quarry to north.	
High Impact – significant mitigation required		High Impact – significant mitigation required	urn and there is a considerable urface water flooding. Low Jing.	High Impact – significant mitigation required	significance? Orth.	
Not considered due to the function land and due to	What is considered suitable on the How many homes could be provided How many jobs could the site provided Site Appraisal Conclusion	Local services available in Ryhope	Infrastructure and Services Is there road capacity for site traffic g Is there water and sewerage capacity requirements? Is there education/community/health site requirements? What is the broad accessibility of the local shopping services, public transp community opportunities?	Allotment  Allotment  Public Right of (cycleway/ footpat)  Green Infrastru  Is the proposed development site designated as open space or playing fields?	Category 1: Significant Constraints Category 2: Category 2: Constraints	Green Infrastructure
Not considered suitable for residential development due to the fundamental impact on Settlement Break land and due to numerous other significant issues	What is considered suitable on the site?  How many homes could be provided?  How many jobs could the site provide for?  Site Appraisal Conclusion	lable in Ryhope	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 velopment site No. n space or playing	Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard  Public Open Space/Playing Field/Play Area	ructure
	space 23dpha	Zer or r rec	or network,	✓ Zer		
Site is considered suitable for development		Zero/Low Impact - no or minimal mitigation required	Potential access from Ryhope Road with developer contributions	Zero/Low Impact - no or minimal mitigation required	The site forms a Green I to the Tunstall Hills and passes through the site	
Site is considered potentially suitable for development		Medium Impact - mitigation required	/hope Road with dev	Medium Impact - mitigation required	n Infrastructure cori id Silksworth. Natic e.	
Site is not considered suitable for development		High Impact – significant mitigation required	eloper contributions	High Impact – significant mitigation required	The site forms a Green Infrastructure corridor linking the coast to the Tunstall Hills and Silksworth. National Cycle Route No.1 passes through the site.	

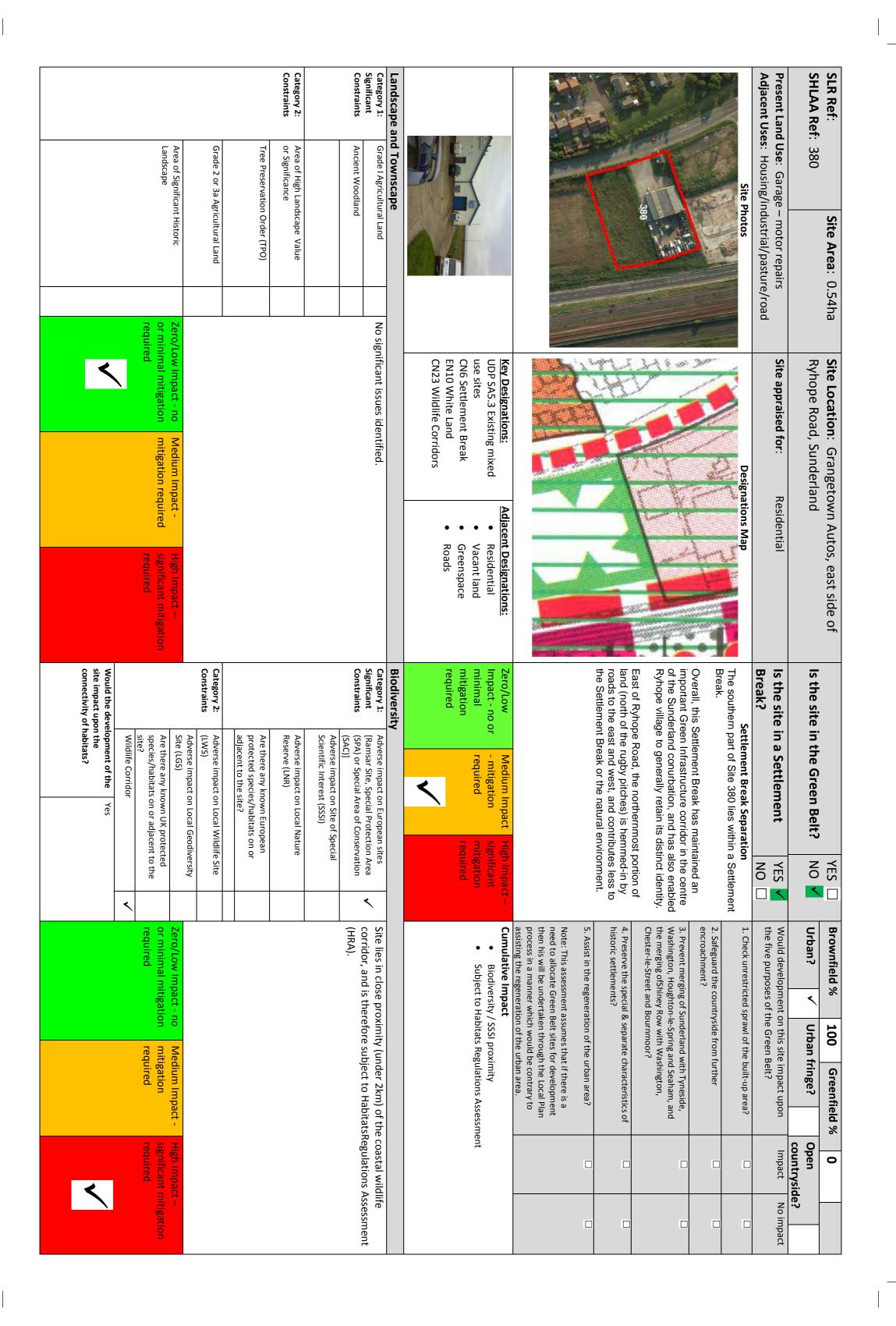


Category 1: Significant Constraints Category 2: Constraints	Ground Con Site Topography	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic Env Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone 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)	Ground Conditions & Contamination  Site Predominantly Flat  Topography Gentle Slope ✓  Undulating Steep Slope	Flood Risk Zone 2(Medium Vulnerability)  Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high)  Surface Water Flooding – % of land within 1 in 100 incidence (medium)  Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)	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	One pollutant has been identified on site.	Zero/Low Impact - no	The site lies in a Source Protection Zone and contains a sign of land affected by 1:30 incidence surface water flooding.	Zero/Low Impact - no or minimal mitigation mitigation required	Does the site have any historical or archaeological significance?
High Impact – significant mitigation required		High Impact – significant mitigation required	and contains a significant area e water flooding.	High Impact – significant mitigation required	significance?
Site has outlin	Suitability and Deliverabi What is considered suitable on the How many homes could be provid How many jobs could the site prov Site Appraisal Conclusion	Local services available in Ryhope	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?	Allotment  Allotment  Public Right (cycleway/ foot Green Infras: Is the proposed development site designated as open space or playi fields?	Green Infrastructure Category 1: Historic Significant Constraints Village ( Cemete Category 2: Public O Constraints Area
Site has outline planning permission	site? Resider ed? 150 ide for?	illable in Ryhope	Infrastructure and Services  Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Natural greenspace  Allotment  Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?  Natural greenspace  Public Right of Way (cycleway/ footpath/bridleway) (rycleway/ footpath/bridleway) (and a space or playing area is allotments)	Historic Park or Garden (EH Ust)  Village Green  Cemetery / Churchyard  Public Open Space/Playing Field/Play Area
	ntial 42dpha	Zei or rec		of <	
Site is considered suitable for development		Zero/Low Impact - no or minimal mitigation required	Reserved matters application approved for 150 dwellings – Access via Phase 1.  The SSGA area is projected to yield circa 650 – 730 primary aged children. Proposals exist to expand two existing schools and to create a new two form entry school to meet the needs of this area development.	Zero/Low Impact - no or minimal mitigation required	The northeast corner of t (9 plots).
Site is considered potentially suitable for development		Medium Impact - mitigation required	ation approved for 15 ed to yield circa 650 - to expand two existir ntry school to meet t	Medium Impact - mitigation required	the site provides Bev
Site is not considered suitable for development		High Impact – significant mitigation required	50 dwellings – Access - 730 primary aged ng schools and to he needs of this area	High Impact – significant mitigation required	The northeast corner of the site provides Bevan Avenue Allotments (9 plots).

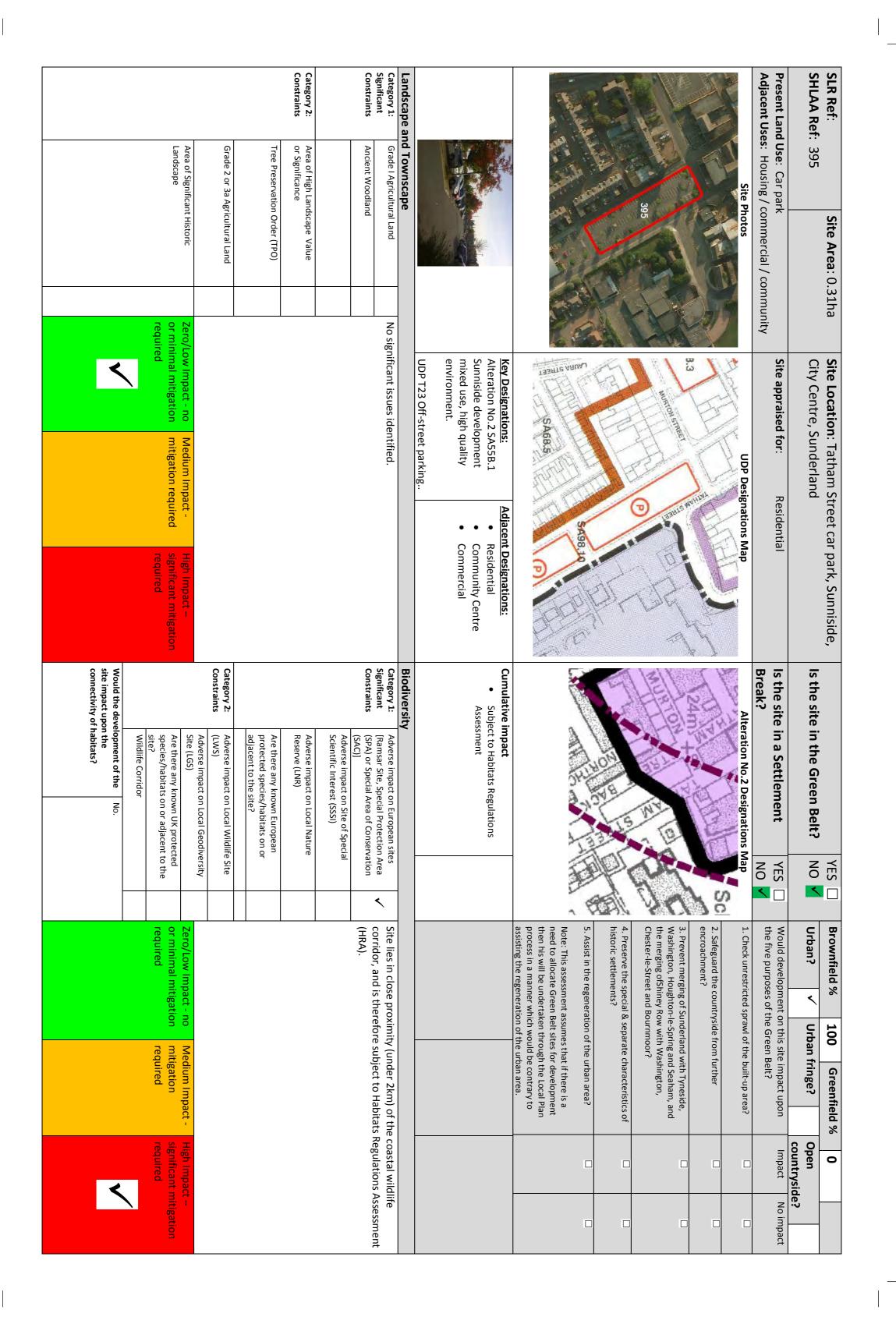




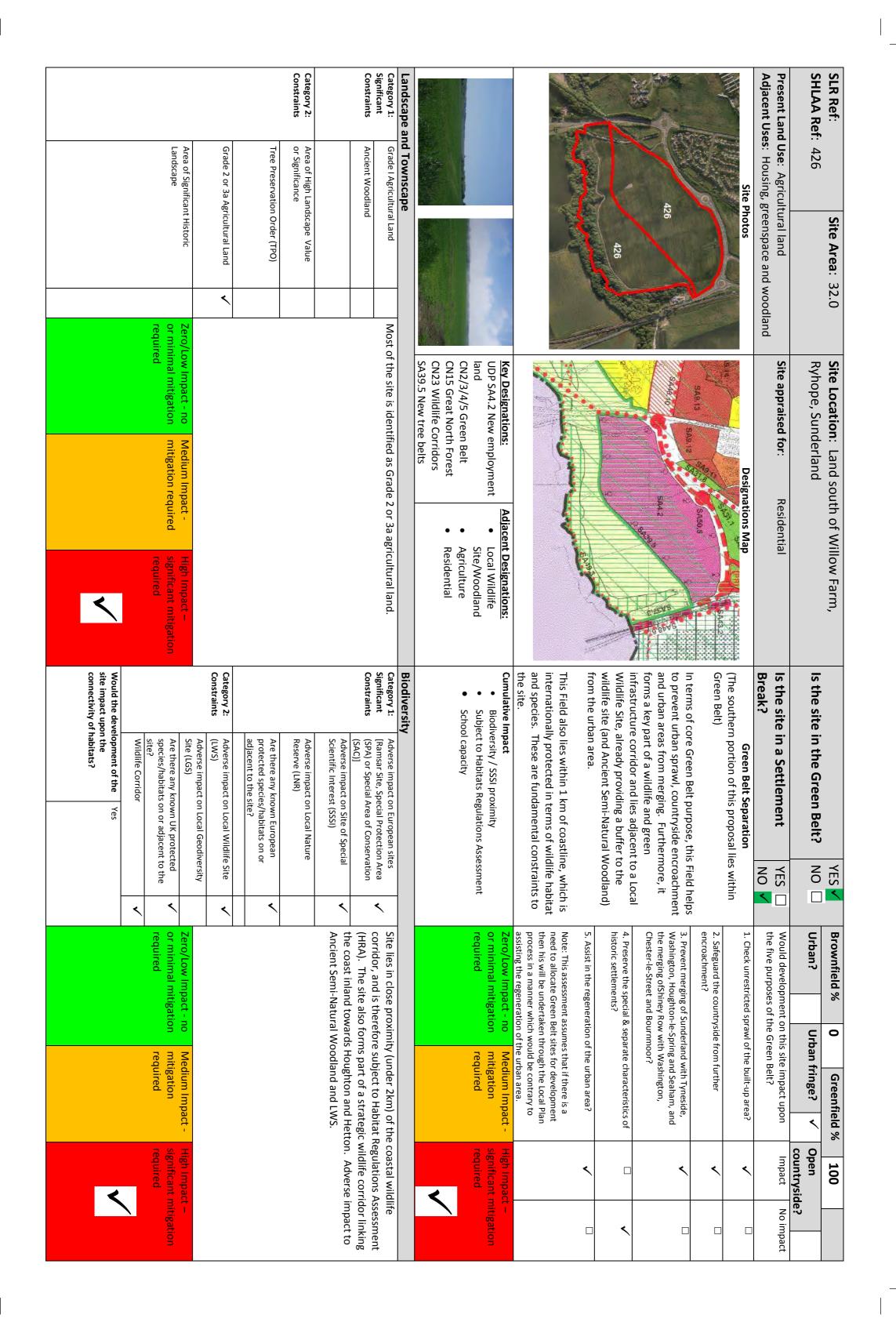
Historic Environment and Culture		Green Infrastructure	astructure		
Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? On edge of Bishopwearmouth Conservation Area, adjacent grade II listed	ance? Category 1: grade   l listed Significant	Historic Park or Garden (EH List)	Site contains a small amount of ameni proximity to Keel Square public realm.	Site contains a small amount of amenity greenspace, and lies in close proximity to Keel Square public realm.
<b></b>	Magistrates Courts and wider settings of listed buildings in Bisopwearmouth.  Archaeological Interest as within former medieval village of Bishopwearmouth.		Village Green	מו (אווויין אין ניין ניין ניין ניין ניין ניין ני	י קייניים איניים
World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard		
Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area	<u> </u>	
Category 2: Grade II Listed Building/Structure	<b>~</b>		Natural greenspace		
Conservation Area	<		Allotment		
Archaeological Site (Known & potential)	✓ Zero/Low Impact - no Medium Impact - High	High Impact – significant mitigation	Public Right of Way (cycleway/ footpath/bridleway)	Zero/Low Impact - no	Medium Impact - High Impact -
	6		Green Infrastructure corridor Is the proposed development site Yes, small proportion of	required	
		designated as fields?	ng		<
Flooding		Infrastruct	Infrastructure and Services		
Category 1:Flood Risk Zone 3B (FunctionalSignificantFloodplain)ConstraintsFloodplain	The site lies within a Critical Drainage Area. Low incic groundwater flooding.	Low incidence potential of Is there road control is there water.	Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?	Potential left in / left out Marys Boulevard. Poten	Potential left in / left out use of former Police Station access onto St Marys Boulevard. Potential additional access from High Street West
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: Flood Risk Zone 2(Medium Constraints Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - High or minimal mitigation mitigation required required required	High Impact — significant mitigation required In an accessible location	e 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 (less)  Critical Drainage Area					~
Ground Conditions & Contamination		Suitability	and Deliverability	ı	
ound Cond	_	Suitability			
Site Predominantly Flat  Topography	✓ No significant issues identified.	What is consid How many hor	What is considered suitable on the site?  Residential  How many homes could be provided?  25 56dpha	ā	
Gentle Slope Undulating		How many job Site Apprai	How many jobs could the site provide for?  Site Appraisal Conclusion		
Category 1: Health & Safety Executive (HSE)	Zero/Low Impact - no   Medium Impact - Hig	High Impact – Site potenti	Site potentially suitable for development	Site is considered	Site is considered Site is not considered
	mitigation required	tigation		suitable for	
Electricity Pylon (+ 10m buffer zone)	required	required		development	suitable for development
Contraints Landfill sites Contraints Landfill sites Contraints					developillelit
Minerals Legacy (quarries and coal mining)					< _
Minerals Safeguarded Area					
high voltage electricity line(+10m buffer zone)					



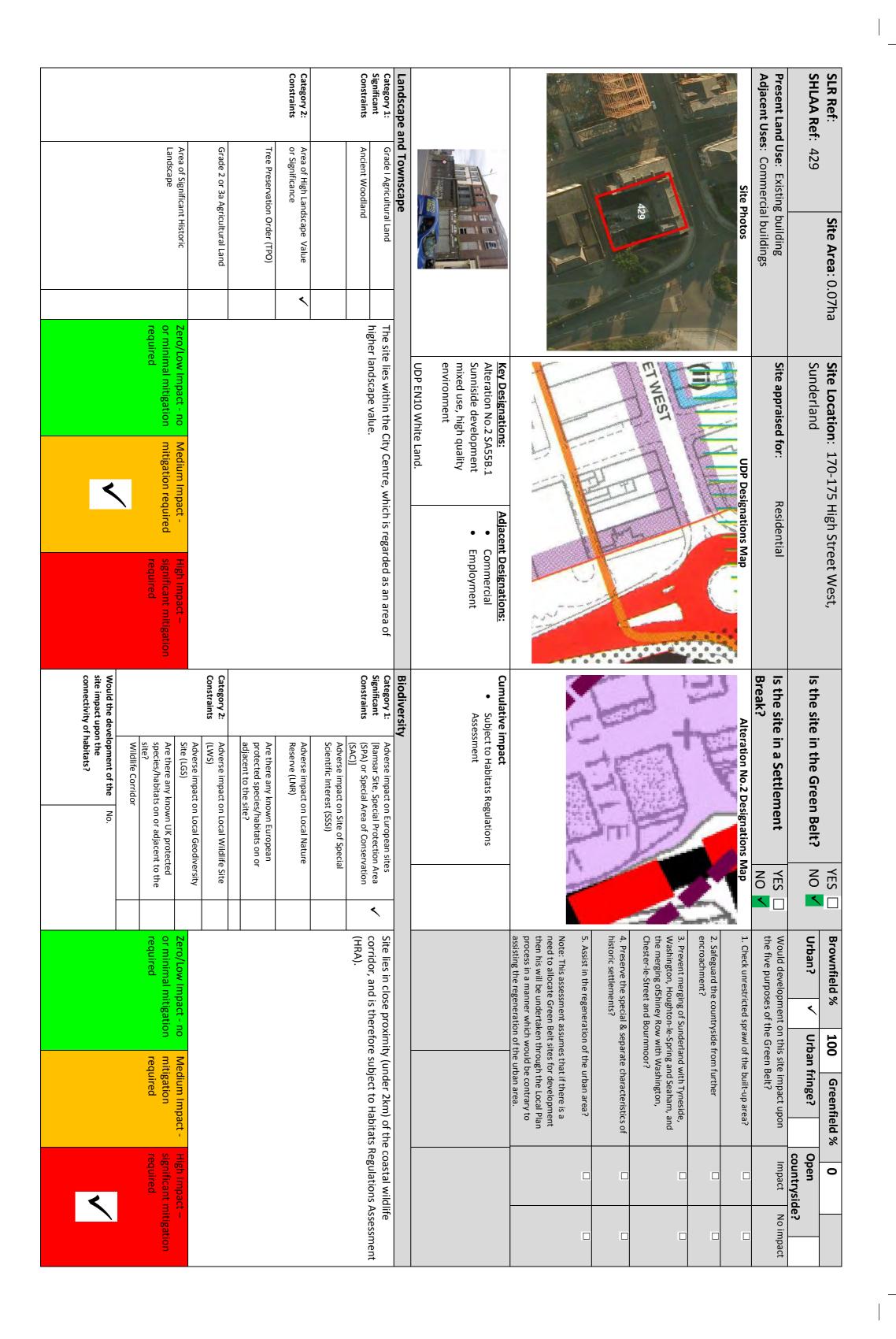
Site Predominantly Flat  Topography Gentle Slope  Undulating  Steep Slope		Category 2: Vulnerability) Constraints Groundwater Surface Wate within 1 in 30 Surface Wate within 1 in 10 Critical Draina Source Protec	Category 1: Significant Constraints  Flood Risk Zone 3 Floodplain) Flood Risk Zone 3 Vulnerability)	Category 2: Grade II Listed Buil Constraints Conservation Area  Archaeological Site potential)	Category 1: Scheduled Ancient Monume Significant Constraints  World Heritage Site & Settin candidate)  Grade I/Grade II*Listed Building/Structure	
Health & Safety Executive (HSE) COMAH Development Proximity or	antly Flat	Flood Risk Zone 2(Medium  Vulnerability)  Groundwater Flooding — % of land within 1 in 30 incidence (high)  Surface Water Flooding — % of land within 1 in 100 incidence (medium)  Surface Water Flooding — % of land within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)	ronment and Culture  Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II*Listed  Building/Structure	
Zero/Low Impact - no Me or minimal mitigation mit required	Possible contamination from industrial uses.	Zero/Low Impact - no or minimal mitigation minimal mitigation minimal mitigation minimal minim	Low incidence potential of groundwater	Zero/Low Impact - no or minimal mitigation mired	Does the site have any historical or archaeological significance?	
Medium Impact - Hi sig mitigation required re	n industrial uses.	Medium Impact - Hi mitigation required sig re	roundwater flooding.	Medium Impact - Hi mitigation required sig	cal or archaeological signif	
High Impact – significant mitigation required		High Impact – significant mitigation required	0 = 4 10 = 13 = 1 = 1	High Impact – significant mitigation required		
Site considered suit development. Plan submitted.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Local services available in Ryhope	Infrastructure and Services Is there road capacity for site traffic generation is there water and sewerage capacity for site requirements? Is there education/community/health facility site requirements? What is the broad accessibility of the site to local shopping services, public transport, educommunity opportunities?	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 Cemete Category 2: Public O Constraints Area	
Site considered suitable for residential development. Planning application has been submitted.		n Ryhope	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Natural greenspace  Allotment  Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor elopment site space or playing  No.	Historic Park or Garden (EH List) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area	
	Residential 22 45dpha	Zero/Low Ir or minimal required		Zero/Low Ir or minimal required		
nsidered le for pment		npact - no mitigation	Potential access issues	npact - no mitigation	The site forms part of the coastal strategic Green Infrastructure corridor.	
Site is considered potentially suitable for development		Medium Impact - si mitigation required re		Medium Impact - si mitigation required	stal strategic Gree	
Site is not considered suitable for development		High Impact – significant mitigation required		High Impact – significant mitigation required	en Infrastructure	



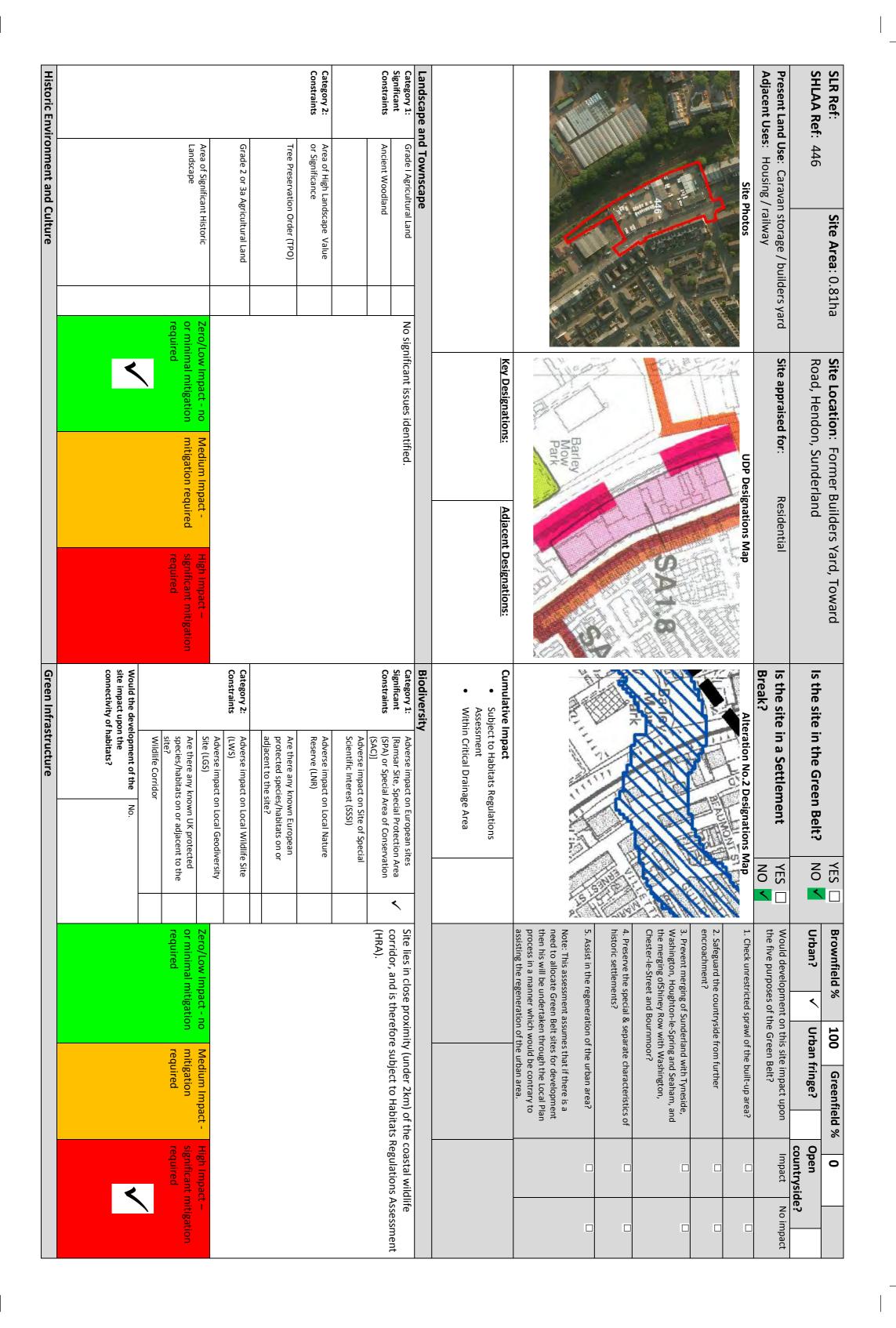
Category 1: Significant Constraints Category 2: Constraints	Site Topography	<b>Ground Con</b>	Constraints	Category 1: Significant Constraints	Flooding	Constraints		Category 1: Significant Constraints	Historic Envi
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	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)	candidate)  Grade I/Grade II*Listed  Building/Structure	Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+	Historic Environment and Culture
zero/Low Impact - no or minimal mitigation required required  Medium Impact - mitigation required	No significant issues identified.		required  Mitigation mitigation required	der		Zero/Low Impact - no or minimal mitigation required required  Medium Impact - mitigation required		Does the site have any historical or archaeological significance?  No.	
High Impact – significant mitigation required			significant mitigation required			High Impact – significant mitigation required		significance?	
Potentially sui	What is considered suitable on the How many homes could be provide How many jobs could the site provide Site Appraisal Conclusion	Suitability an	In a highly accessible location	Is there road capacity for si Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pul community opportunities?	Infrastructur	Allotment  Public Right (cycleway/ foot) Green Infrast  Is the proposed development site designated as open space or playi fields?	Category 2: Constraints	Category 1: Significant Constraints	Green Infrastructure
Potentially suitable for development	site? ed? ide for?	Suitability and Deliverability	ble location	Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Infrastructure and Services	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	Historic Park or Garden (EH LIST) Village Green Cemetery / Churchvard	ructure
	Residential 30 97dpha			city for oad network,		or l	d/Play	ist)	
Site is considered suitable for development			or minimal mitigation required	Existing access		Zero/Low Impact - no or minimal mitigation required		No significant issues identified.	
Site is considered potentially suitable for development			mitigation required			Medium Impact - mitigation required		entified.	
Site is not considered suitable for development			significant mitigation required			High Impact – significant mitigation required			



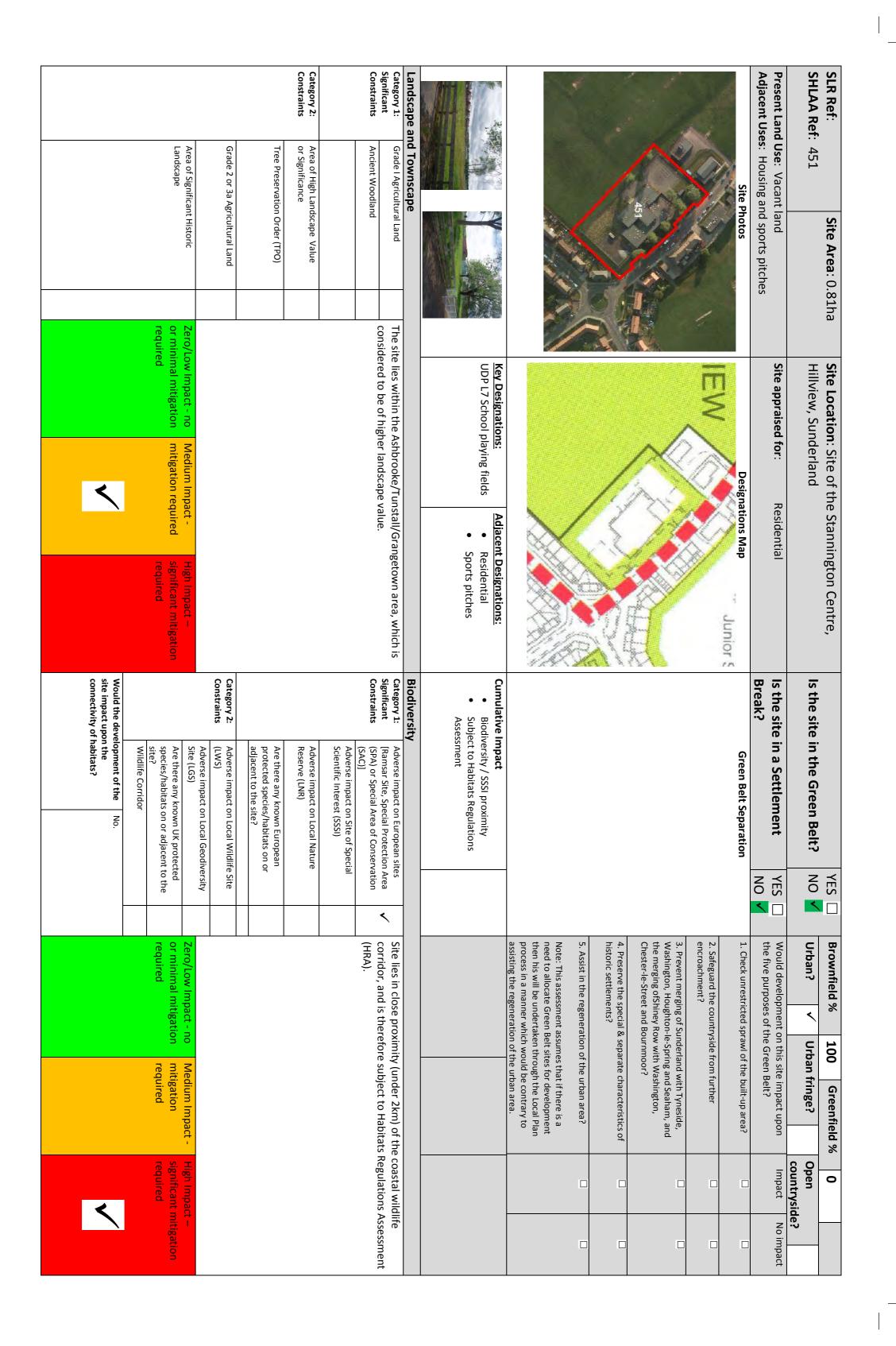
gical signifi  Hig  d  rec  ncidence s  idwater flo	Category 1: Significant Constraints  Category 2: Constraints  Constraints  Is the proposed dev designated as open fields?  Infrastructure Is there road capacitis there water and s requirements?	act – it mitigation	Category 1: Significant Constraints Category 2: Category 2: Constraints Cemetery / Churchyard Area  Natural greenspace Allotment Cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? 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	Green Infrastructure  Category 1: Significant Constraints  Category 2: Category 2: Constraints  Cemetery / Churchyard  Category 2: Constraints  Natural greenspace Allotment  Public Open Space/Playing Field/Play Area  Natural greenspace  Natural greenspace  Is the proposed development site designated as open space or playing fields?  Infrastructure and Services  Is there water and sewerage capacity for site traffic generation?  Is there education/community/health facility capacity for site requirements?
Does the site have any historical or archaeolog.  Local archaeological significance.  Zero/Low Impact - no or minimal mitigation required  A small part of the site is affected by 1:30 if flooding. Low incidence potential of groun	logical significance?  Category 1: Significant Constraints  Category 2: Constraints  Constraints  Constraints  Constraints  Constraints  Is the proposed dev designated as open fields?  Infrastructure Is there road capacius there water and s requirements?	logical significance?  High Impact – significant mitigation required  o incidence surface water undwater flooding.	logical significance?  Category 1: Significant Constraints Category 2: Category 2: Category 2: Category 2: Constraints Cemetery / Churchyard Category 2: Area  High Impact – Significant mitigation required Is the proposed development site designated as open space or playing field/Play (cycleway/ footpath/bridleway) Green Infrastructure corridor Infrastructure and Services Is there water and sewerage capacity for site requirements? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site	logical significance?  Category 1: Significant Constraints Category 2: Category 2: Category 2: Category 2: Public Open Space/Playing Field/Play Area Allotment Significant mitigation required Is the proposed development site designated as open space or playing fields?  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?
ō n   8	Category 1: Significant Constraints  Category 2: Constraints  Constraints  Is the proposed dev designated as open fields?  Infrastructure Is there road capacitis there water and s requirements?	act – it mitigation	Category 1: Significant Constraints Category 2: Category 2: Constraints Cemetery / Churchyard Area  Natural greenspace Allotment Cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? 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	Green Infrastructure  Category 1: Significant Constraints Constraints Cemetery / Churchyard Category 2: Constraints Constraints Cemetery / Churchyard Category 2: Constraints Area Natural greenspace Allotment Public Open Space/Playing Field/Play Area Natural greenspace Natural greenspace Is the proposed development site designated as open space or playing fields? Infrastructure and Services Is there water and sewerage capacity for site traffic generation? Is there education/community/health facility capacity for site requirements?
	#   A   -	irk or Garden (EH List)  en  Churchyard  Space/Playing Field/Play  enspace  enspace  anspace  t of Way otpath/bridleway) astructure corridor  te No. ying  ices  affic generation?  acity for site	g Field/Play gridor  ay)  on?	g Field/Play gridor  ay)  on?



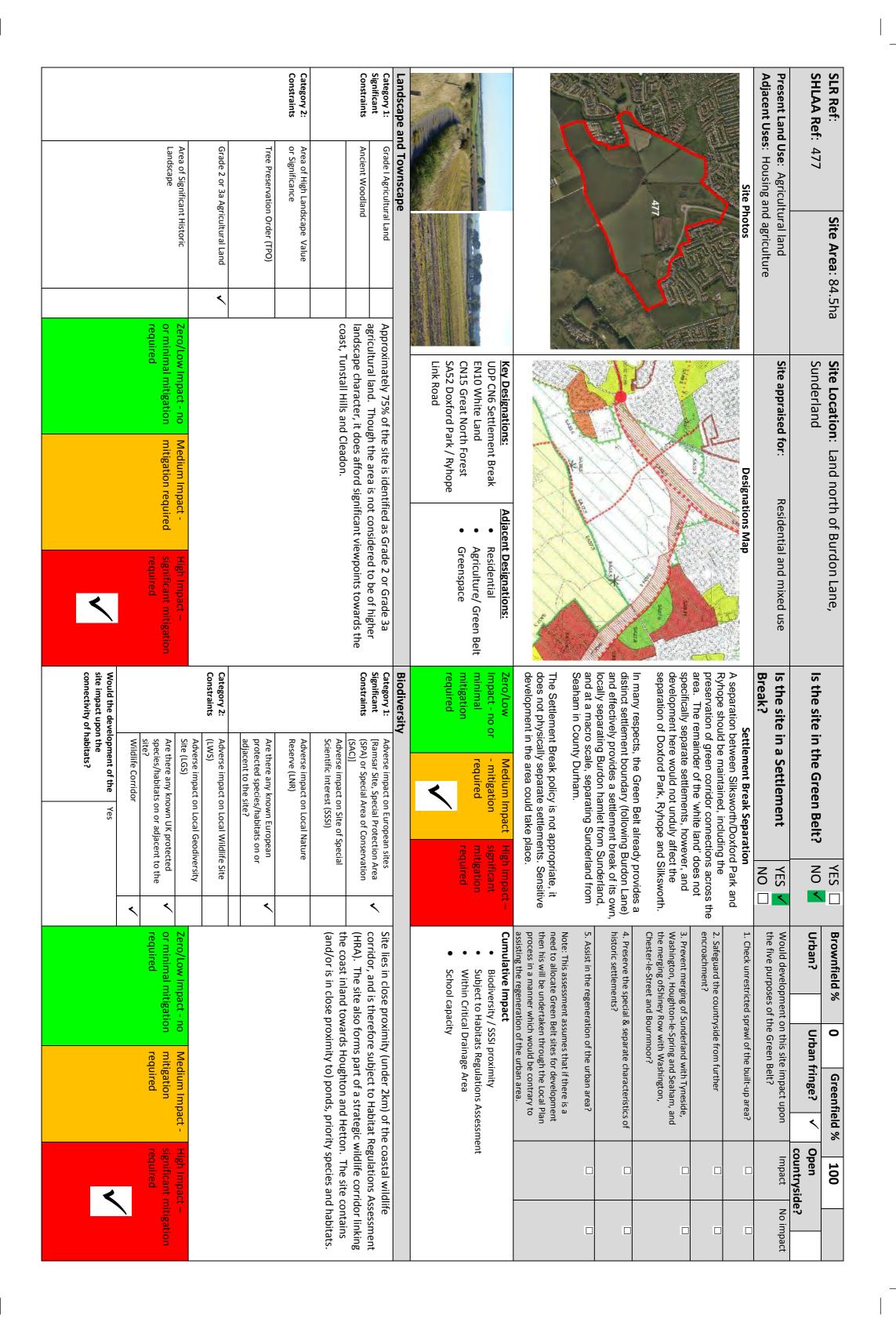
Category 2: Constraints	Category 1: Significant Constraints		Site Topography	Ground Co						Category 2: Constraints		Category 1: Significant Constraints	Flooding		Category 2: Constraints			Category 1: Significant Constraints
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone	Undulating Steep Slope	Predominantly Flat  Gentle Slope	Ground Conditions & Contamination	Source Protection Zone	within 1 in 1000 incidence (less) Critical Drainage Area		Surface Water Flooding – % of land within 1 in 30 incidence (high)  Surface Water Flooding – % of land	Flooding	Flood Risk Zone 2(Medium  Vulnerability)	Flood Risk Zone 3A (High Vulnerability)	Flood Risk Zone 3B (Functional Floodplain)		Archaeological Site (Known & potential)	Grade II Listed Building/Structure Conservation Area	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints
	Zero/Low Impact - no or minimal mitigation mitigation required		No significant issues identified.		<		_			Zero/Low Impact - no   Medium Impact -   Imp		The site lies within a Source Protection Zone. Low of groundwater flooding.		Zero/Low Impact - no or minimal mitigation mitigation required required	<b>\</b>			Does the site have any historical or archaeological significance?  The site incorporates 2 Grade II listed buildings and lies within Old Sunderland Riverside Conservation Area, and the setting of surrounding grade II listed buildings.
	High Impact – Sit significant mitigation required	Sit	но Но	Su					required	High Impact – In a significant mitigation	Is t site	Low incidence potential ls t rec		High Impact – significant mitigation required  Ist des		Ca Co		land
	Site is potentially suitable for development. Will require careful design due to listing	Site Appraisal Conclusion	What is considered suitable on the site?  How many homes could be provided?  How many jobs could the site provide for?  How many jobs could the site provide for?	Suitability and Deliverability						In a highly accessible 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  Is the proposed development site designated as open space or playing fields?	Natural greenspace  Allotment	Category 2: Public Open Space/Playing Field/Play Constraints Area	Cemetery / Churchyard	Category 1: Historic Park or Garden (EH List) Significant Constraints Village Green
	Site is considered suitable for development								required	Zero/Low Impact - no or minimal mitigation		Access to be determined		Zero/Low Impact - no or minimal mitigation required				No significant issues identified.
development	Site is considered potentially suitable for						ľ	<	required	Medium Impact - mitigation		đ.		Medium Impact - mitigation required				ntified.
	Site is not considered suitable for development								required	High Impact — significant mitigation				High Impact – significant mitigation required				



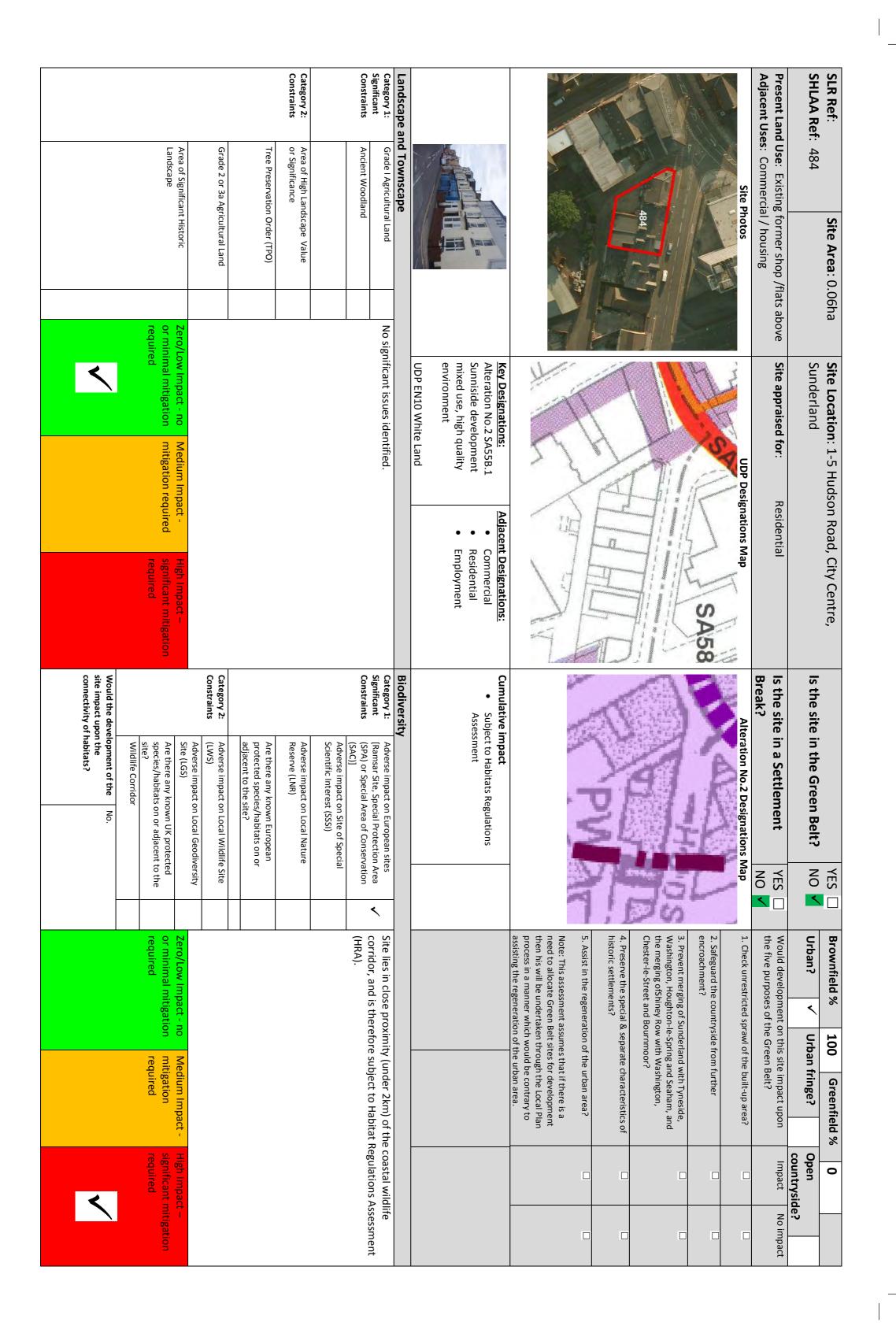
Significant Constraints Category 2: Constraints	Category 1:			Topography	Site	Ground Co							Constraints	Category 2:			Significant Constraints	Flooding				Category 2: Constraints			Constraints	Category 1: Significant
COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)  HSE 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)	Health & Safety Executive (HSE)	Steep Slope Steep Slope	Gentle Slope		Predominantly Flat	Ground Conditions & Contamination	Source Protection Zone	Critical Drainage Area	Surface Water Flooding –% of land within 1 in 1000 incidence (less) 10%	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 Birk Zono 2B (Emotional		Archaeological Site (Known & potential)	Conservation Area	Grade II Listed Building/Structure	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	0	Scheduled Ancient Monument (+ 50m buffer zone if not designated)
	Zero/Low Impact - no   Medium Impact -				Possible contamination from previous uses.				%	~			or minimal mitigation mitigation required	Zero/Low Impact - no   Medium Impact -		o.	Drainage Area. Partly affected by 1:100 incidence surface water flooding.		< < < < < < < < < < < < < < < < < < <	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required					NC.	Does the site have any historical or archaeological significance?
	High Impact —											i ce	significant mitigation	High Impact –			dence surface water			High Impact – significant mitigation required						cal significance?
	Site is potenti	Site Appraisal Conclusion	How many jobs co	How many home:	What is considere	Suitability an							III all accessible ic	In an accessible location	What is the broad accessib local shopping services, pu community opportunities?	Is there education/ site requirements?	Is there water and requirements?	Infrastructur	Is the proposed development site designated as open space or playi fields?				Category 2: Constraints		Constraints	Category 1:
	Site is potentially suitable for development	al Conclusion	How many jobs could the site provide for?	32	What is considered suitable on the site? Residential	Suitability and Deliverability							Scation	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 the proposed development site 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 Ust)
<u>σ</u>	Site			44dpha	ial								or minim	Zero/L	work,		Access			Zero/Low or minim required						No sig
suitable for development	Site is considered											Č	or minimal mitigation	Zero/Low Impact - no			Access II OIII I OWAI'U NOAU	finant I	<	Zero/Low Impact - no or minimal mitigation required						No significant issues id
potentially suitable for development	Site is considered									•	<u> </u>		mitigation	Medium Impact -			Sac			Medium Impact - mitigation required						issues identified.
suitable for development	Site is not considered												significant mitigation	High Impact —						High Impact – significant mitigation required						



Category 1: Significant Constraints  Category 2: Constraints	Site Topography	Ground Co	Constraints	Category 1: Significant Constraints	Flooding		Category 2: Constraints		Category 1: Significant Constraints	Historic 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)	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)		Archaeological Site (Known & potential)	Building/Structure  Grade II Listed Building/Structure  Conservation Area	World Heritage Site & Setting (+ candidate)  Grade I/Grade II*I isted	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
zero/Low Impact - no or minimal mitigation mitigation required	No significant issues identified.		or minimal mitigation mitigation required required	der		Zero/Low Impact - no or minimal mitigation mitigation required			Does the site have any historical or archaeological significance?	
High Impact – significant mitigation required			significant mitigation required			High Impact – significant mitigation required			significance?	
Site is potential	What is considered suitable on the site How many homes could be provided? How many jobs could the site provide Site Appraisal Conclusion	Suitability and Deliverability	Nearest local service	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	Infrastructure and Services	Public Right of (cycleway/ footpat) Green Infrastru Is the proposed development site designated as open space or playing fields?	1	Category 2:	Category 1: Significant Constraints	Green Infrastructure
Site is potentially suitable for development	What is considered suitable on the site?  Residential How many homes could be provided?  How many jobs could the site provide for?  Site Appraisal Conclusion	_	Nearest local services in Grangetown and City Centre.	Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	and Services	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor elopment site space or playing	Area  Natural greenspace  Allotment	Cemetery / Churchyard	Historic Park or Garden (EH List) Village Green	ucture
	34dpha		Le 0. 7.	etwork,		√ Z			in ‡	
Site is considered suitable for development			or minimal mitigation required	Access to be determined		Zero/Low Impact - no or minimal mitigation required			The site includes amenity Infrastructure corridor.	
Site is considered potentially suitable for development			mitigation required			Medium Impact - mitigation required			y greenspace and for	
Site is not considered suitable for development			significant mitigation required			High Impact – significant mitigation required			The site includes amenity greenspace and forms part of a local Green Infrastructure corridor.	



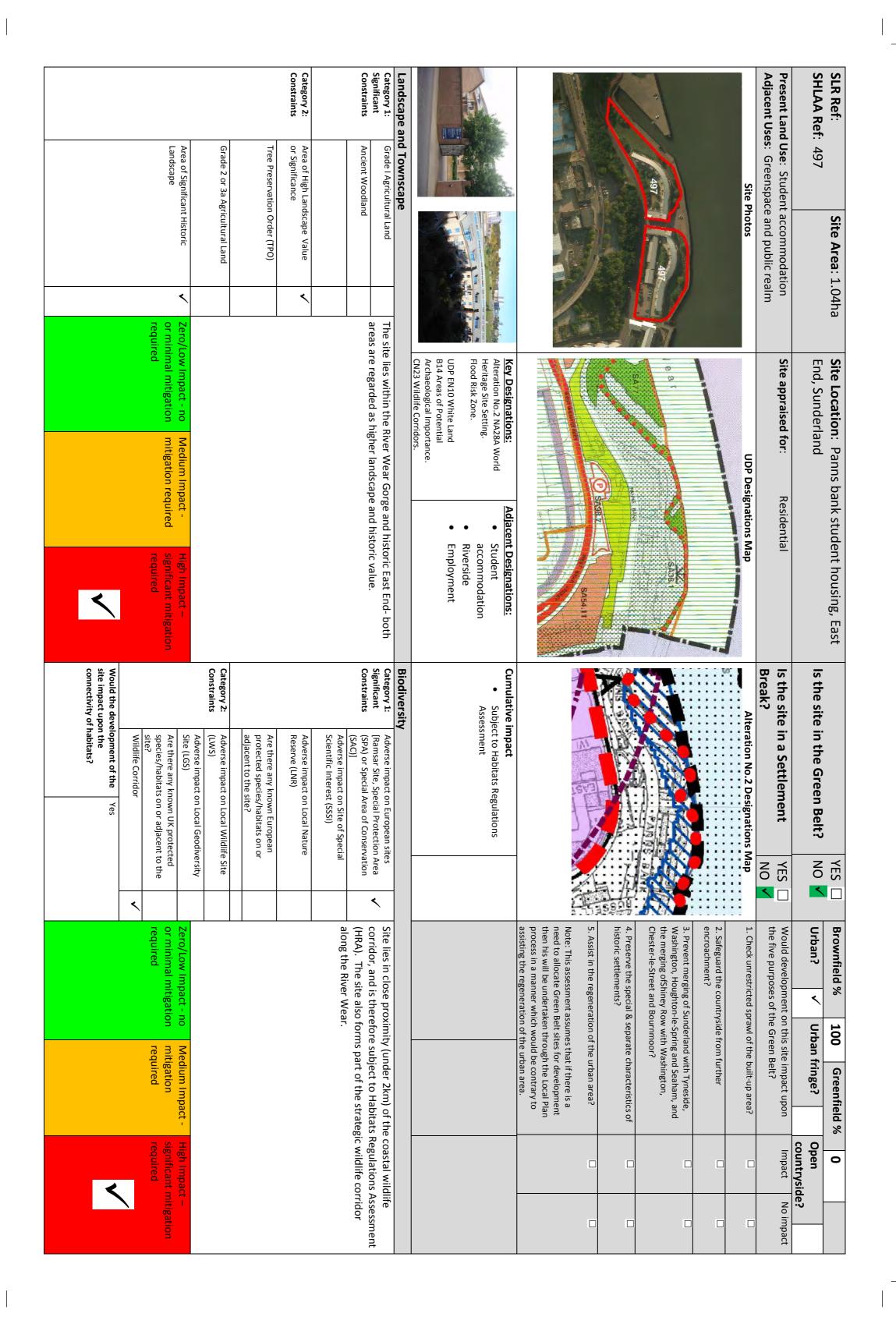
Historic Env Category 1: Significant Constraints	Historic Environment and Culture  Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints	<	Does the site have any historical or archaeological significance? Site is within wider setting of Ryhope Engines Museum / Pumping Station, a Scheduled Ancient Monument including grade II* and grade II listed building	;al or archaeological sign yhope Engines Museum including grade II* and g	;nificance? 1 / Pumping grade II list	<b>slogical significance?</b> ss Museum / Pumping Station, a de II* and grade II listed buildings.	Category 1: Significant Constraints	Green Infrastruction Category 1: Significant Significant Constraints	Category 1: Historic Park or Garden (EH List) Significant Significant Village Green	Category 1: Historic Park or Garden (EH List) Significant Significant Village Green
	World Heritage Site & Setting (+ candidate)		Local archaeological significance	Ö			1	Cemetery / Churchyard		Cemetery / Churchyard also provides areas of natural greenspace.
	Grade I/Grade II*Listed Building/Structure						Category 2: Constraints			
Category 2: Constraints	Grade II Listed Building/Structure							Natural greenspace	Natural greenspace 🗸	
	Conservation Area							Allotment	Allotment	Allotment
	Archaeological Site (Known & potential)	<	Zero/Low Impact - no Me or minimal mitigation mit required	Medium Impact - mitigation required	High Impact – significant mitigation required	ition	ition		Public Right of Way  (cycleway/ footpath/bridleway)  Green Infrastructure corridor	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor
				<			Is the proposed dev designated as open fields?	Is the proposed development site designated as open space or playing fields?	No.	No.
Flooding							Infrastructure	Infrastructure and Services	Infrastructure and Services	Infrastructure 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 contains pockets of 1:30 incidence surface water flooding.	Drainage Area and So ) incidence surface wa	ource Protection arer flooding.	Zone,			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/o site requirements? What is the broad a local shopping servi	Is there education/community/health facility cap site requirements?  What is the broad accessibility of the site to local local shopping services, public transport, education	community/health facility capacity for accessibility of the site to local road network, ices, public transport, education and	Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and create a new two form entry school to meet the needs of this area
Category 2: Constraints	Flood Risk Zone 2(Medium  Vulnerability)				High Impact –	i.			Limited accessibility, nearest facilities at Doxford Park,	Limited accessibility, nearest facilities at Doxford Park,
	Groundwater Flooding		required mitigation mit	mitigation required	required	non			Silksworth and Ryhope.	
	Surface Water Flooding – % of land within 1 in 30 incidence (high)	<5%								
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	<5%			<u> </u>					
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	5%								
	Critical Drainage Area	<								
	Source Protection Zone	<								
<b>Ground Cor</b>	Ground Conditions & Contamination						Suitability and	_	_	_
Site Topography	Predominantly Flat		The site undulates and includes pylons.	des pylons.			What is considered How many homes c	What is considered suitable on the site?  How many homes could be provided?	e,	e? Residen 955
	Gentle Slope						How many jobs cou	How many jobs could the site provide for?	How many jobs could the site provide for?	How many jobs could the site provide for?
	Undulating	<					Site Appraisal	Site Appraisal Conclusion	Site Appraisal Conclusion	Site Appraisal Conclusion
	Steep Slope									
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or		Zero/Low Impact - no Me or minimal mitigation mit	Medium Impact - mitigation required	High Impact – significant mitigation	ation			Site is considered suitable for development if issues can be overcome / significant infrastructure	
Constraints	Electricity Pylon (+ 10m buffer zone)	<	required		required		provided.	provided.	provided.	provided. 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			l						
	buffer zone)	•								



Category 1: Significant Constraints Category 2: Constraints			Topography	Site	Ground Con						Category 2: Constraints			Significant Constraints	Category 1:	Flooding					Category 2: Constraints			Constraints	Category 1: Significant	Historic Env
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Undulating Steep Slope	Gentle Slope		Predominantly Flat	Ground Conditions & Contamination	Critical Drainage Area Source Protection Zone	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	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)	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
zero/Low Impact - no or minimal mitigation mitigation required				No significant issues identified.			<				Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required				No significant issues identified.		<		Zero/Low Impact - no Medium Impact -						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?	
Site potentiall	Site Appraisal Conclusion	How many jobs co	How many homes	What is considere	Suitability an						Highly 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	Infrastructure	Is the proposed development site designated as open space or playi fields?				1	Category 2: Constraints		Constraints	Category 1:	Green Infrastructure
Site potentially suitable for development	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						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?	Is there road capacity for site traffic generation?	Infrastructure and Services	Is the proposed development site  designated as open space or playing fields?  No.	(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 (єн ust)	ructure
nent			10 167dpha	Residential								ocal road network, cation and	capacity for		nr?			ay) orridor				g Field/Play			(EH List)	
Site is considered suitable for development			Δ.							required	Zero/Low Impact - no or minimal mitigation				Access to be determined		<	or minimal mitigation required	Zero/Low Impact - no				l		No significant issues identified	
Site is considered potentially suitable for development							ĺ	<		required	Medium Impact - mitigation				d			mitigation required	Medium Impact -						entified.	
Site is not considered suitable for development										required	High Impact — significant mitigation								High Impact –							

		,		Category 2: Constraints		Category 1: Significant Constraints	Landscape and Townscape		pares the				Present Land Use: Adjacent Uses: Ur	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		Grade I Agricultural Land Ancient Woodland	d Townscape			49		JIC THOUS		496	S
	istoric 🗸	iltural Land	rder (TPO)	ape Value		Land	-			5			Student accommodation iversity land / businesses		Site Area: 0.61ha
	Zero/Low Impact - no or minimal mitigation required					The site lies are reg	_	Altera Herita Flood UDP S CN23					Site	resi	
						The site lies within the River Wear Gorg areas are regarded as higher landscape		Key Designations: Alteration No.2 NA28A World Heritage Site Setting. Flood Risk Zone.  UDP SA5.2 Existing mixed use sites. CN23 Wildlife Corridors.					appraised for:	residence, East End, Sunderland	Site Location: So
	Medium Impact - mitigation required					Wear Gorge and I							Residential	ind, Sunderla	Scotia Quay st
~	High Impact – significant mitigation required					e and historic East End- both and historic value.		<ul> <li>Adjacent Designations:</li> <li>Student <ul> <li>accommodation</li> <li>Commercial</li> <li>Riverside</li> </ul> </li> </ul>					ntial	and	ay student halls of
co si M	xt – mitigation	2.2					В						ls Bı		of
Would the development of the site impact upon the connectivity of habitats?	Site ( Are t spec site?	Category 2: Advers Constraints (LWS) Advers	Are pro adji	Adv Res	Adv Scie	Category 1: Adver. Significant [Rams Constraints (SPA) (SAC)]	Biodiversity	• Subject to Ha • Assessment			NWS BAN	No.	the s eak?	Is the site in the	
wildlife Corridor  pment of the Yes the abitats?	Site (LGS)  Are there any known UK protected species/habitats on or adjacent to the site?	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<b>tive Impact</b> Subject to Habitats Regulations Assessment				The second secon	Settlement	he Green Belt?	
	K protected adjacent to the	al Wildlife Site	tats on or	al Nature	of Special	opean sites Otection Area Conservation		ons				11	YES [		YES [
<	Zero/Low or minima required				along the	<ul><li>Site lies in corridor, a</li><li>(HRA). Th</li></ul>			Note: This as need to alloo then his will process in a assisting the	4. Presen	3. Preven Washingt the merg Chester-I-	2. Safeguard the encroachment?	the five pur	Urban?	Brownfield %
	Zero/Low Impact - no or minimal mitigation required				ie River Wear.	in close proxir; and is thereform. The site also for			n the regeneration assessment assullocate Green Belt will be undertaken a manner which he regeneration of the regeneration of	4. Preserve the special & se historic settlements?	3. Prevent merging of Sunderland v Washington, Houghton-le-Spring a the merging ofShiney Row with Wa Chester-le-Street and Bournmoor?	Safeguard the countryside from further croachment?	Would development on this site imp the five purposes of the Green Belt?  1 Check uprestricted snrawl of the built.	\ \	
	Medium Impact - mitigation required					Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). The site also forms part of the strategic wildlife corridor			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.	<ol> <li>Preserve the special &amp; separate characteristics of historic settlements?</li> </ol>	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?	le from further	Would development on this site impact upon the five purposes of the Green Belt?	Urban fringe?	100 Greenfield %
	t - High Impact – significant mitigation required					the coastal wild tats Regulations stegic wildlife co				of $\Box$			Impact	Open countryside?	0 8 9
	ct – mitigation					dlife Assessment orridor							No impact	de?	

Category 1: Health COMAH Constraints Inner Zo Category 2: HSE CO Constraints Mineral minine)	Ground Conditio  Site Preda  Topography Gent Undu	Constraints  Constraints  Vulne  Grou  Surfa  withi  Surfa  withi  Critic  Soura		Category 2: Grade II Li Constraints Conservat  Archaeolo potential)	Historic Environr Category 1: Sched Significant (+ 50 Constraints Worl cand Build
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 Minerals Safeguarded Area	Ground Conditions & Contamination  Site Predominantly Flat  Topography Gentle Slope Undulating Steep Slope	Vulnerability)  Groundwater Flooding — % of land within 1 in 100 incidence (medium)  Surface Water Flooding — % of land within 1 in 100 incidence (medium)  Surface Water Flooding — % of land within 1 in 1000 incidence (medium)  Critical Drainage Area  Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure  Conservation Area  Archaeological Site (Known &  potential)	Historic Environment and Culture  Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints  World Heritage Site & Setting (+ candidate)  Grade I/Grade II*Listed Building/Structure
Zero/Low Impact - no or minimal mitigation mitigation required	Part of the site is steeply sloping (Russell Street).	or minimal mitigation mitigation required required	a Sou	Zero/Low Impact - no or minimal mitigation mitigation required	Does the site have any historical or archaeological significance?  The site forms part of the historic East End riverside, is part of the Old Sunderland Riverside Conservation Area, and is within settings of grade II listed Wearmouth Bridge and grade II listed buildings along Low Row and High Street East It also falls within the wider setting of grade 1 listed St Peter's Church / remains Monkwearmouth Anglo Saxon Monastery Scheduled Ancient Monument.
required significant mitigation required	ssell Street).	required significant mitigation required	on Zone, and adjoins the River oundwater flooding.	pact - High Impact – significant mitigation required	haeological significance? Ind riverside, is part of the Old It, and is within settings of grade II listed uildings along Low Row and High Street g of grade 1 listed St Peter's Church / Monastery Scheduled Ancient
Potentially developable if existing use was to ceased.	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	In an accessible location	Infrastructure and Services  Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment  Allotment  Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corr Is the proposed development site designated as open space or playing fields?  No.	Green Infrastructure  Category 1: Significant Constraints  Cemetery / Churchyard  Category 2: Category 2: Public Open Space/Playing Area
disting use was to	site? Residential d? 40 73dpha de for?	<b>3.0.1</b>	pacity for I road network, on and	Way h/bridleway) acture corridor No.	(EH List)
Site is considered suitable for development		or minimal mitigation mrequired re	ned	Zero/Low Impact - no or minimal mitigation mrequired	The site forms part of the River Wear Green Infrastructure corridor.
Site is considered potentially suitable for development		mitigation sign required req		Medium Impact - Hig mitigation required required	iver Wear Green Infra
Site is not considered suitable for development		significant mitigation required		High Impact – significant mitigation required	structure corridor.



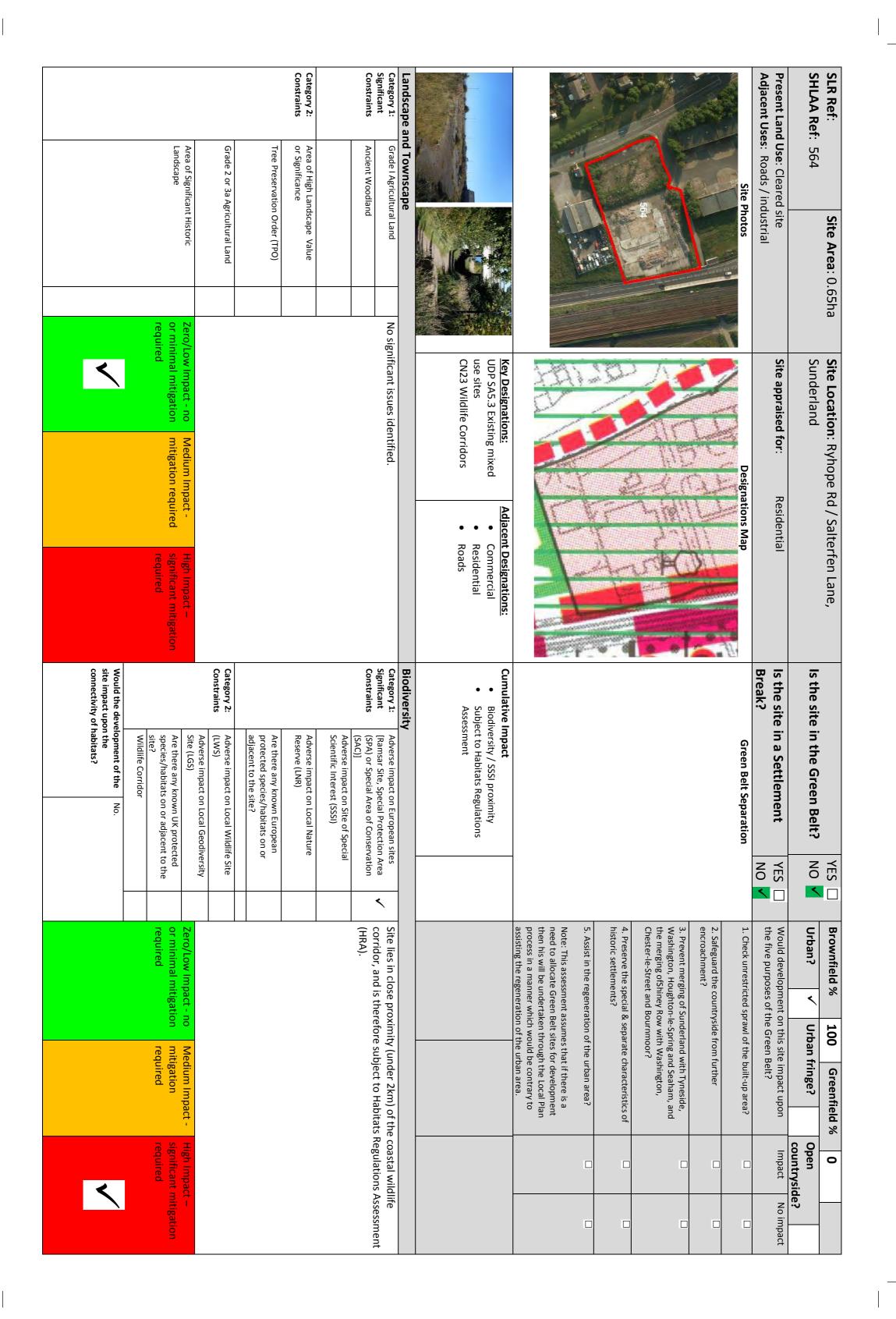
Historic Env Category 1: Significant	Historic Environment and Culture  Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance?  The site forms part of the historic East End riverside, is part of the Old	Green Infrastructure Category 1: Historic Significant	<b>ucture</b> Historic Park or Garden (EH List)	ν -I	The site forms part of the River Wear Green Infrastructure corridor
Constraints		Sunderland Riverside Conservation Area, and is within settings of grade II listed Wearmouth Bridge and grade II listed buildings along Low Row and High Street	Constraints	Village Green		
	World Heritage Site & Setting (+ candidate)	East It also falls within the wider setting of grade 1 listed St Peter's Church / remains Monkwearmouth Anglo Saxon Monastery Scheduled Ancient		Cemetery / Churchyard		
	Grade I/Grade II*Listed Building/Structure	Wonument.	Category 2: F	Public Open Space/Playing Field/Play Area	eld/Play	eld/Play 🗸
Category 2: Constraints	Grade II Listed Building/Structure			Natural greenspace		
	Conservation Area			Allotment		
	Archaeological Site (Known &  potential)	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required required required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	eway) corridor	Zero/Low Impact - no or minimal mitigation required
			Is the proposed development site designated as open space or playing fields?		Yes	
Flooding			Infrastructure and Services	and Services		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Source Protection Zone, and adjoins the River Wear. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	y for site traffic go	eneration? for site	eneration?  Access to be determined for site
	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 nelocal shopping services, public transport, education and community opportunities?	ommunity/healtl cessibility of the es, public transp nities?	n facility capacity for site to local road not ort, education and	Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?
Category 2: Constraints	Flood Risk Zone 2(Medium  Vulnerability)  Groundwater Flooding	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required required required	In an accessible location.	tion.		Zero/Low Impact - no or minimal mitigation required
_	Surface Water Flooding – % of land within 1 in 30 incidence (high)					
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)					
	within 1 in 1000 incidence (less)  Critical Drainage Area					
	Source Protection Zone					
Ground Co	Ground Conditions & Contamination		Suitability and Deliverability	Deliverabil	ity	ity
Site Topography	Predominantly Flat	No significant issues identified.	What is considered suitable on the site?	uitable on th	e? Residen	e? Residen
	Gentle Slope		How many jobs could the site provide for?	d the site pr	for?	for?
	Undulating		Site Appraisal (	opelusio	-	-
	Steep Slope		Site Applaisal Conclusion	Jonation	Sil	ST.
Category 1:	Health & Safety Executive (HSF)	Medium Impact	Dotantially days	lonable ch	nould existing use C	could existing use cease
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone	v Impact - no Medium Impact - al mitigation mitigation required	Potentially deve	lopable sh	iould existing use co	Potentially developable should existing use cease.
	Electricity Pylon (+ 10m buffer zone)	required				
Category 2:	HSE COMAH Middle or Outer Zone					
Constraints	Landfill sites, Contaminated land  Minerals Legacy (quarries and coal					
	mining) Minerals Cafeguarded Area					
	High Voltage electricity line(+10m buffer zone)					

			Category 2: Constraints	Significant Constraints	pe				E.				Present Land Use: Adjacent Uses: Ho	SHLAA Ref: 504	SLR Ref:
Area or significant Historic Landscape	Grade 2 or 3a Agric	Tree Preservation Order	Area of High Landscape or Significance	Ancient Woodland	and Townscape  Grade   Agricultural Land							Site Ph	Present Land Use: Vacant land Adjacent Uses: Housing and greenspace	504	
	Land	Order (TPO)	scape Value		l Land Tree							Photos	and greenspace		Site Area: 3.99ha
zero/Low Impact - no Mior minimal mitigation mi required					Preservation Orders	Key Designations: UDP SA11.6 Housing improvement EN10 White Land						K	Site appraised for:	Sunderland	Ď.
mitigation required					align the western boundary of the site	Adjacen •						Designations Map	r: Residential		Doxford Park (Mill Hill Phase 6),
High Impact – significant mitigation required					dary of the site.	<ul><li>Adjacent Designations:</li><li>Residential</li><li>Greenspace</li><li>Conservation Area</li></ul>							_		ll Hill Phase 6),
Are there any species/habita site?  Would the development of the site impact upon the connectivity of habitats?	Category 2: Constraints			Significant Constraints	Biodiversity Category 1:	Cumulative Impact							Is the site Break?	Is the site	
Are there any known UK protected species/habitats on or adjacent to the site?  Wildlife Corridor  lopment of the n the n the habitats?	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)	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]  Adverse impact on Site of Special Scientific Interest (SSSI)	Adverse impact on European sites	tive Impact Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area						Green Belt Separation	in a Settlement	Is the site in the Green Belt?	
adjacent to the	al Wildlife Site al Geodiversity	uropean Itats on or	al Nature	rotection Area f Conservation of Special	opean sites	ions						ation	YES [	NO NO	
v or minim required		<u> </u>		y subject to Haproximity to proximity to			Note: Thi need to a then his v process in assisting	5. Assist in the	4. Preserve the historic settlem	3. Prever Washingd the merg Chester-l	2. Safegu encroach	1. Check	the five	Urban?	Brownfield
zero/Low Impact - no or minimal mitigation required				to Habitat Re ity to ponds, v ity to the site.	within 6km o		is assessment ass sillocate Green Be will be undertake n a manner which the regeneration	in the regeneration		3. Prevent merging of Sunderland v Washington, Houghton-le-Spring a the merging ofShiney Row with Wa Chester-le-Street and Bournmoor?	<ol><li>Safeguard the countryside from further encroachment?</li></ol>	unrestricted spra	Would development on this site imp the five purposes of the Green Belt?	<	%
m mitigation required				subject to Habitat Regulations Assessment (HRA). The site lies in proximity to ponds, with evidence of priority species in close proximity to the site.	Site lies within 6km of the coastal wildlife corridor, and is therefore		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	regeneration of the urban area?	special & separate characteristics of lents?	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?	ide from further	<ol> <li>Check unrestricted sprawl of the built-up area?</li> </ol>	Would development on this site impact upon the five purposes of the Green Belt?	Urban fringe?	100 Greenfield %
High Impact – significant mitigation required				(HRA). The site	orridor, and is t								Impact	Open countryside?	0
nitigation				s lies in Se	herefore								No impact	e?	

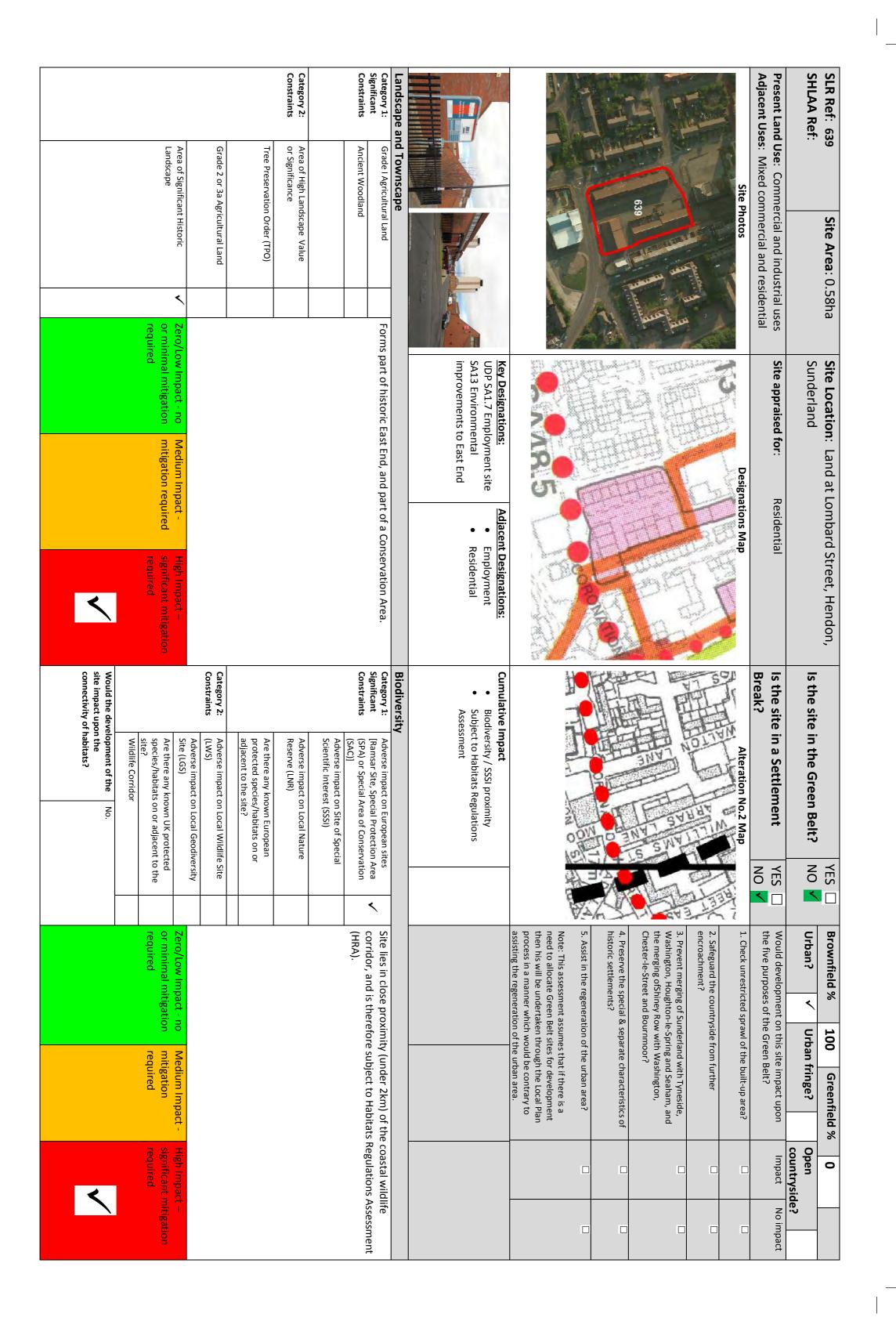
Category 1: Health & S. Significant COMAH De Constraints Inner Zone	Ground Conditions & (  Site Predominant  Topography Gentle Slope  Undulating  Steep Slope	Category 2: Flood Risk Zo Constraints Vulnerability, Groundwater Surface Wate within 1 in 30 Surface Wate within 1 in 10 Critical Drain Source Prote	Category 1: Flood Risk Zon Significant Constraints Flood Risk Zon Vulnerability)	Category 2: Grade II L Constraints Conserval Archaeolc potential)	Historic Environment and Culture Category 1: Scheduled Ancient Monume Significant (+ 50m buffer zone if not deal 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)	Ground Conditions & Contamination  Site Topography Gentle Slope Undulating Steep Slope  Ground Conditions & Contamination  Predominantly Flat  V	ne 2(Medium ) - Flooding r Flooding – % of land incidence (high) r Flooding – % of land incidence (medium) r Flooding – % of land incidence (less) age Area ction 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 or minimal mitigation mitigation required	No significant issues identified.	zero/Low Impact - no Medium Impact - no or minimal mitigation mitigation required required  1%  1%  5%	The site lies within a Critical Drainage Area and Source Protection Z and contains a small area affected by 1:30 incidence surface water flooding.	Zero/Low Impact - no or minimal mitigation required  Tequired  Tequired	Does the site have any historical or archaeological significance? The site bounds the Silksworth Hall Conservation Area.
High Impact – significant mitigation required		High Impact – significant mitigation required	a and Source Protection Zone, ) incidence surface water	High Impact – significant mitigation required	gical significance? on Area.
Site is potenti	Suitability ar What is considered How many home How many jobs c Site Appraisa	Local services pro	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  Public Right (cycleway/ foot) (cycleway/ foot) Green Infras: Is the proposed development site designated as open space or playing fields?	Green Infrastructure Category 1: Historic Significant Constraints Village ( Cemete Category 2: Public Ol Constraints Area
Site is potentially suitable for developable.	Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 83 28d How many jobs could the site provide for? 28d Site Appraisal Conclusion	Local services provided at Doxford Park	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment  Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard  Public Open Space/Playing Field/Play  Area
Site su de	tial 28dpha	Zero/Lov or minim required	Access from work,	Zero/Low or minim required	The site part of to Tuns
Site is considered suitable for development		Zero/Low Impact - no or minimal mitigation required	from Mill Hill Road	Zero/Low Impact - no or minimal mitigation required	The site contains small pocket part of a narrow Green Infrast to Tunstall Lodge and Burdon.
Site is considered potentially suitable for development		Medium Impact - mitigation required	oad	Medium Impact - mitigation required	The site contains small pockets of amenity greenspace and forms part of a narrow Green Infrastructure corridor linking Foxhole Wcto Tunstall Lodge and Burdon.
Site is not considered suitable for development		High Impact – significant mitigation required		High Impact – significant mitigation required	The site contains small pockets of amenity greenspace and forms part of a narrow Green Infrastructure corridor linking Foxhole Wood to Tunstall Lodge and Burdon.

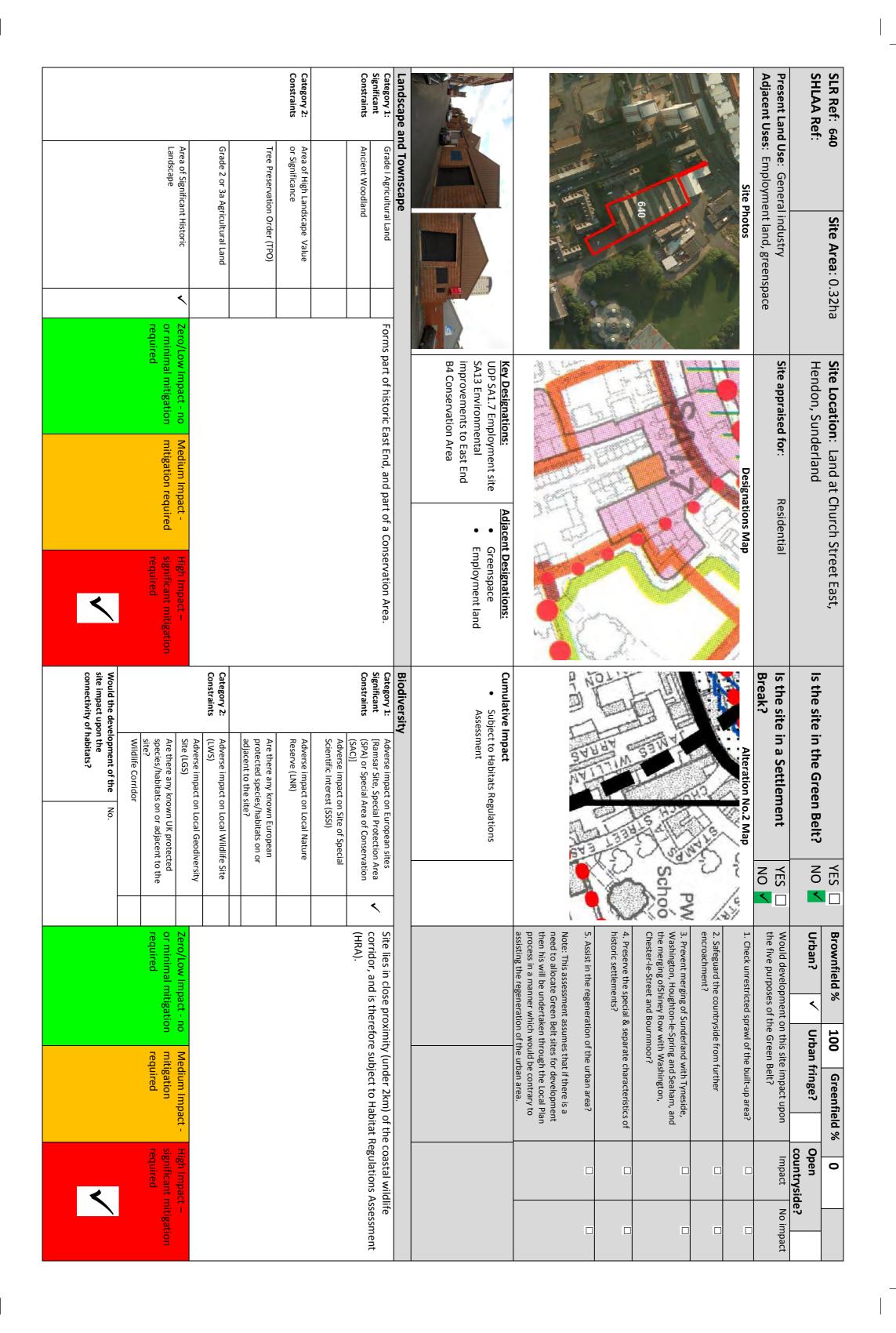
					Category 2: Constraints		Constraints	Category 1:	Landscape and Townscape						W. T.	Present Land U Adjacent Uses:	SLR Ref: SHLAA Ref:
		Area of Significant Historic Landscape	9,000	Tree Preservation Order (TPO)	Area of High Landscape or Significance		Ancient Woodland	Grade I Agricultural Land	d Townscape						Site Photos		541 Si
		storic		der (TPO)	pe Value			and							.0S	se: Natural greenspace Supermarket / employment land	<b>Site Area</b> : 1.33ha
	required	Zero/Low or minim						No signifi						The last of			
<		Zero/Low Impact - no or minimal mitigation						No significant issues identified.		Key Designations: UDP EN10 White Land					できている	Site appraised for:	<b>Site Location</b> : Formal Hillview, Sunderland
		Medium Impact - mitigation required						entified.		te Land					Desig	d for:	<b>n</b> : Former nderland
										Adjacent I Re					Designations Map	Residential	Le
	required	High Impact – significant mitigation								Adjacent Designations:     Retail     Commercial					- N. O.		echmere Rd allotments,
cc si		gation	2 1				C z	ີເດ	В	0	多	X				B 19	
Would the development of the site impact upon the connectivity of habitats?	- lo (6	0 > 1 (6	Constraints			10.5	Constraints (		Biodiversity	• Biodiversity / • Subject to Ha Assessment						Is the site in a Break?	the site ir
pment of the the bitats?	site? Wildlife Corridor	Site (LGS) Are there any kno	(LWS) Adverse impact of	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 A	Adverse impact c		tive Impact Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment					Green Belt Separation	n a Settlement	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 the control of	(LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	n Local Nature	n Site of Special (SSSI)	(SPA) or Special Area of Conservation (SAC)	Adverse impact on European sites		dimity					-		
	ine	d	sity	5			tion <									YES	YES
	required	<u>a</u> _					corridor, and is therefore sub (HRA). In proximity of ponds	Site lies in cl			Note: This asse: need to allocate then his will be process in a ma assisting the reg	4. Preserve the special historic settlements?	3. Prevent merging of Sunderland v Washington, Houghton-le-Spring a the merging of Shiney Row with Washer-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrest	Would development on this site imp	Brownfield Urban?
		mpact - no mitigation					is therefore oximity of po	ose proximit			sessment assumes that if there are green Belt sites for develop be undertaken through the Loca manner which would be contrar regeneration of the urban area.	special & sepa	ging of Sunderl bughton-le-Spr shiney Row wit et and Bournm	e countryside f	ricted sprawl o	pment on thi ses of the Gr	ld % 100
	required	Medium Impact - mitigation					corridor, and is therefore subject to Habitats Regulations Assessment (HRA). In proximity of ponds.	close proximity (under 2km) of the coastal wildlife			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 ofShiney Row with Washington, Chester-le-Street and Bournmoor?	rom further	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	100 Greenfield % Urban fringe?
<	required						ats Regulations A	the coastal wildli			[					Impact	% 0 Open countryside?
		- itigation					Ssessment	ife			Ī					No impact	25.

Category 1: Hea Significant CON Constraints Elec Category 2: HSE Constraints Lan	Site Pred Topography Gen Unc	Constraints Vull Constraints Surf With Surf With Surf Surf Surf Surf Surf Surf Surf Surf		Category 2: Gra Constraints Con Arcl pot	Category 1: Sch Significant (+ 5 Constraints Woo can	Historic Environ
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining)	Site Predominantly Flat  Topography  Gentle Slope Undulating  Steep Slope	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) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II*Listed  Building/Structure	Historic Environment and Culture
Zero/Low Impact - no or minimal mitigation mitigation required	Above-surface reservoir would need to be remudevelopment to be realised.	or minimal mitigation mitigation required required  5%	fected by 1:100 incide	Zero/Low Impact - no or minimal mitigation mitigation required	Does the site have any historical or archaeological significance?	
High Impact – significant mitigation required	e removed in order for full site	rign impact — significant mitigation required	nce surface water flooding.	High Impact – significant mitigation required	I significance?	
Site is potentia	What is considered suitable on the How many homes could be provid How many jobs could the site prov	Services available	Infrastructure and S Is there road capacity for si Is there water and sewerag requirements? Is there education/commusite requirements? What is the broad accessib local shopping services, pul community opportunities?	Allotment  Allotment  Public Right of (cycleway/ footpat)  Green Infrastru  Is the proposed development site designated as open space or playing fields?	Category 1: Significant Constraints Category 2: Constraints	Green Infrastructure
Site is potentially suitable for development.	What is considered suitable on the site? What many homes could be provided? How many jobs could the site provide for?  Site Appraisal Conclusion	Services available in City Centre and Ryhope	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 h/bri	Historic Park or Garden (EH LIST)  Village Green  Cemetery / Churchyard  Public Open Space/Playing Field/Play Area	ructure
pment.	Residential / mixed use		cal road network,	re corridor Yes, as natural greenspace.	(EH List)	
Site is considered suitable for development	ed use	or minimal mitigation required	Limited access from the north	Zero/Low Impact - no or minimal mitigation required	The site provides natural greenspace (formerly allotments).	
Site is considered potentially suitable for development		mitigation required	north	Medium Impact - mitigation required	al greenspace (forme	
Site is not considered suitable for development		significant mitigation required		High Impact – significant mitigation required	rly allotments).	

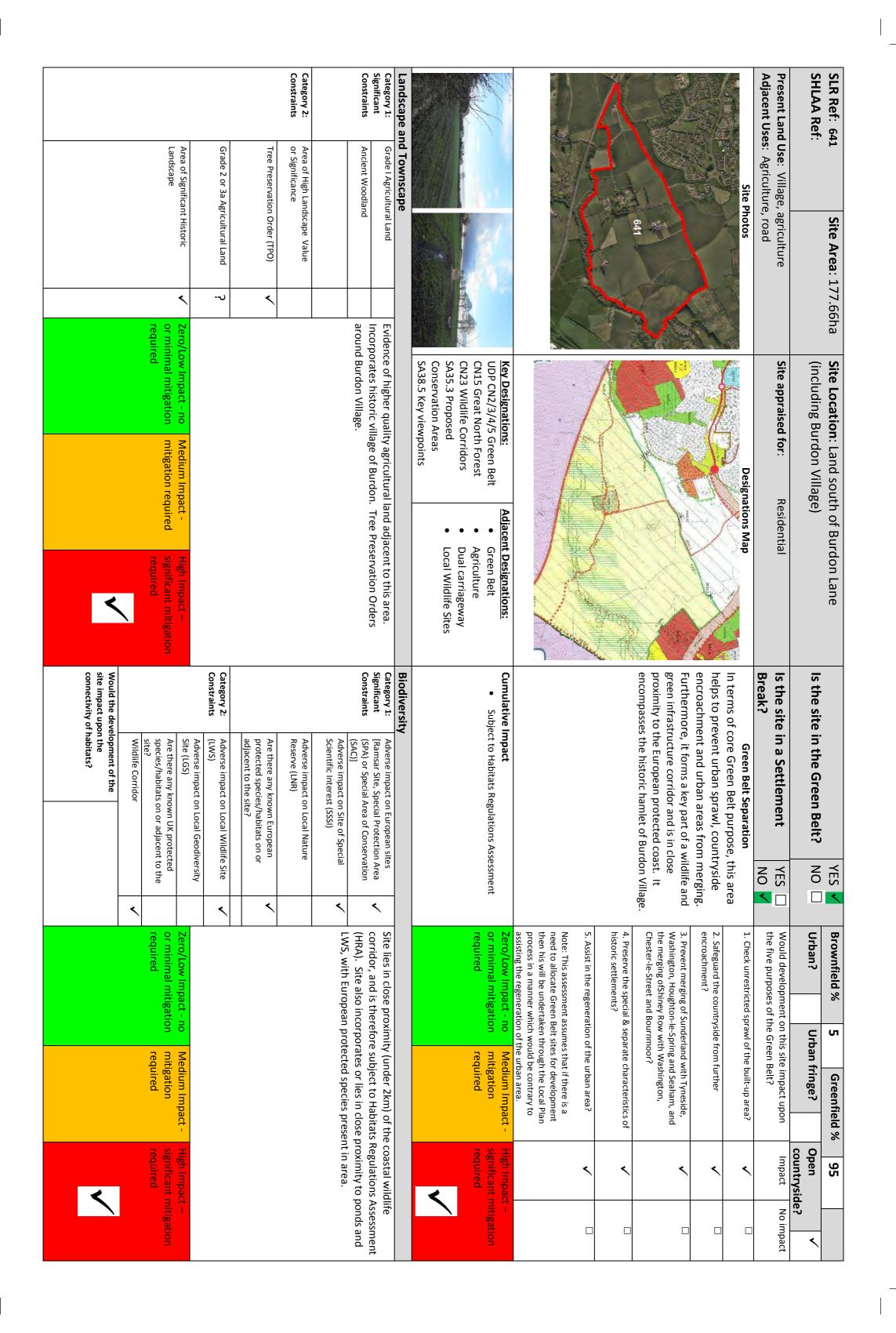


Category 1: Significant Constraints Category 2: Constraints	Site Topography	Ground Co	Constraints	Category 1: Significant Constraints	Flooding	Constraints	Category 2:		Category 1: Significant Constraints	Historic En
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Predominantly Flat  Gentle Slope  Undulating  Steep Slope	Ground Conditions & Contamination	Vulnerability)  Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high)  Surface Water Flooding – % of land within 1 in 100 incidence (medium)  Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		Conservation Area  Archaeological Site (Known & potential)	Grade I/Grade II*Listed Building/Structure Grade II listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
zero/Low Impact - no or minimal mitigation required mitigation required	No significant issues identified.		or minimal mitigation mitigation required required	ial		Zero/Low Impact - no or minimal mitigation required  Medium Impact - mitigation required			Does the site have any historical or archaeological significance?	
High Impact – significant mitigation required			significant mitigation required			High Impact – significant mitigation required			ignificance?	
Potentially sui	What is considered suitable on the How many homes could be provided. How many jobs could the site provided the site provided to the site provided the site provided the site provided to the site provided the sit	Suitability an	Local services available in Ryhope.	Is there water and sewerage requirements? Is there education/commusite requirements? What is the broad accessiblocal shopping services, purcommunity opportunities?	Infrastructur	Allotment  Public Right (cycleway/ foot) Green Infrasi Is the proposed development site designated as open space or playi fields?	Category 2: Constraints		Category 1: Significant Constraints	Green Infrastructure
Potentially suitable for development	ed? ed? ide for?		ilable in Ryhope.	Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Infrastructure and Services	Allotment  Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?  Allotment  Public Right of Way (cycleway/ footpath/bridleway)  Right of Way (cycleway/ footpath/bridleway)	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Historic Park or Garden (Eн ust) Village Green	ructure
	Residential 18 31dpha			city for oad network,		97	d/Play		ist)	
Site is considered suitable for development			or minimal mitigation required	Existing access to the north		Zero/Low Impact - no or minimal mitigation required			No significant issues identified.	
Site is considered potentially suitable for development			mitigation required	orth		Medium Impact - mitigation required			entified.	
Site is not considered suitable for development			significant mitigation required			High Impact – significant mitigation required				

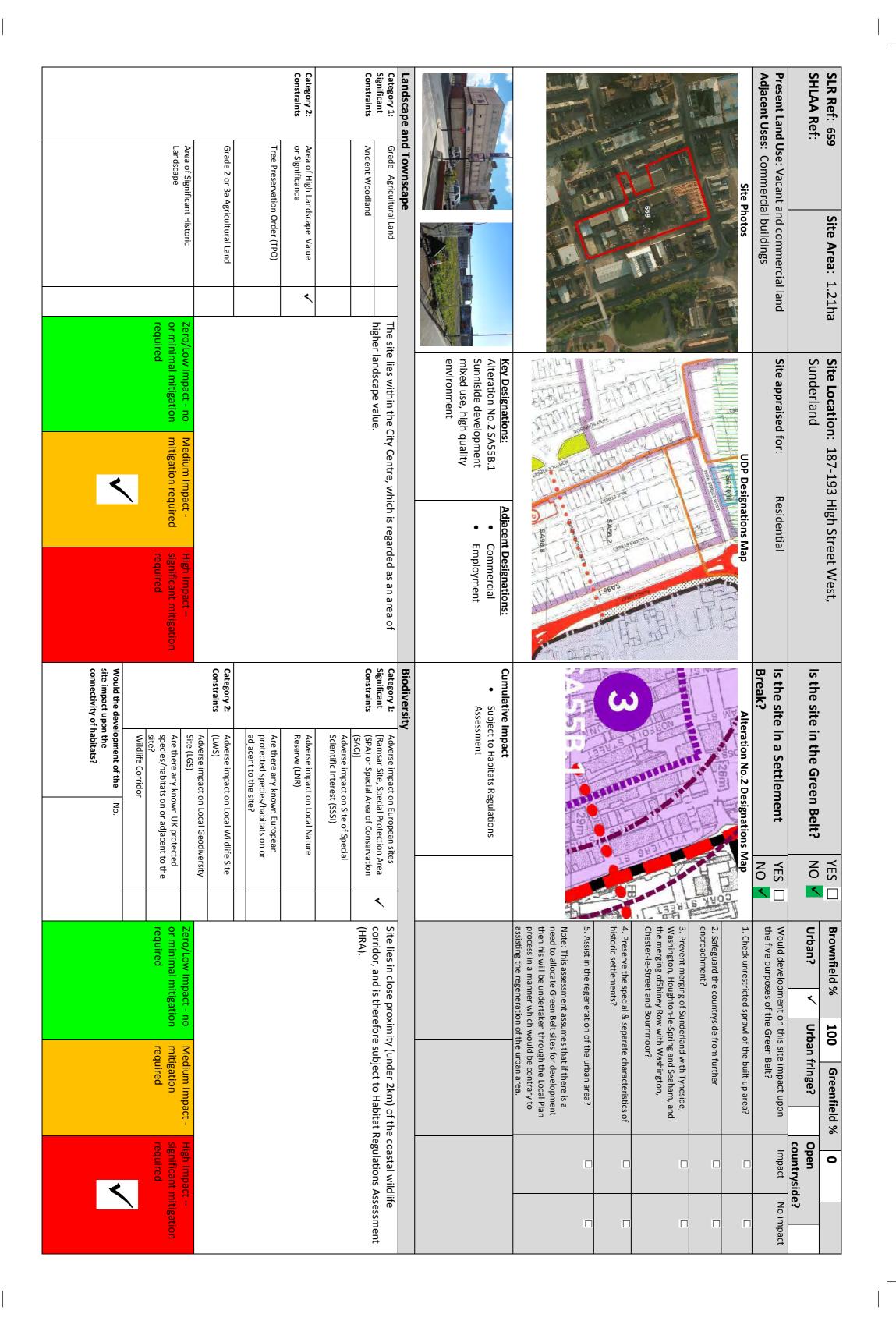




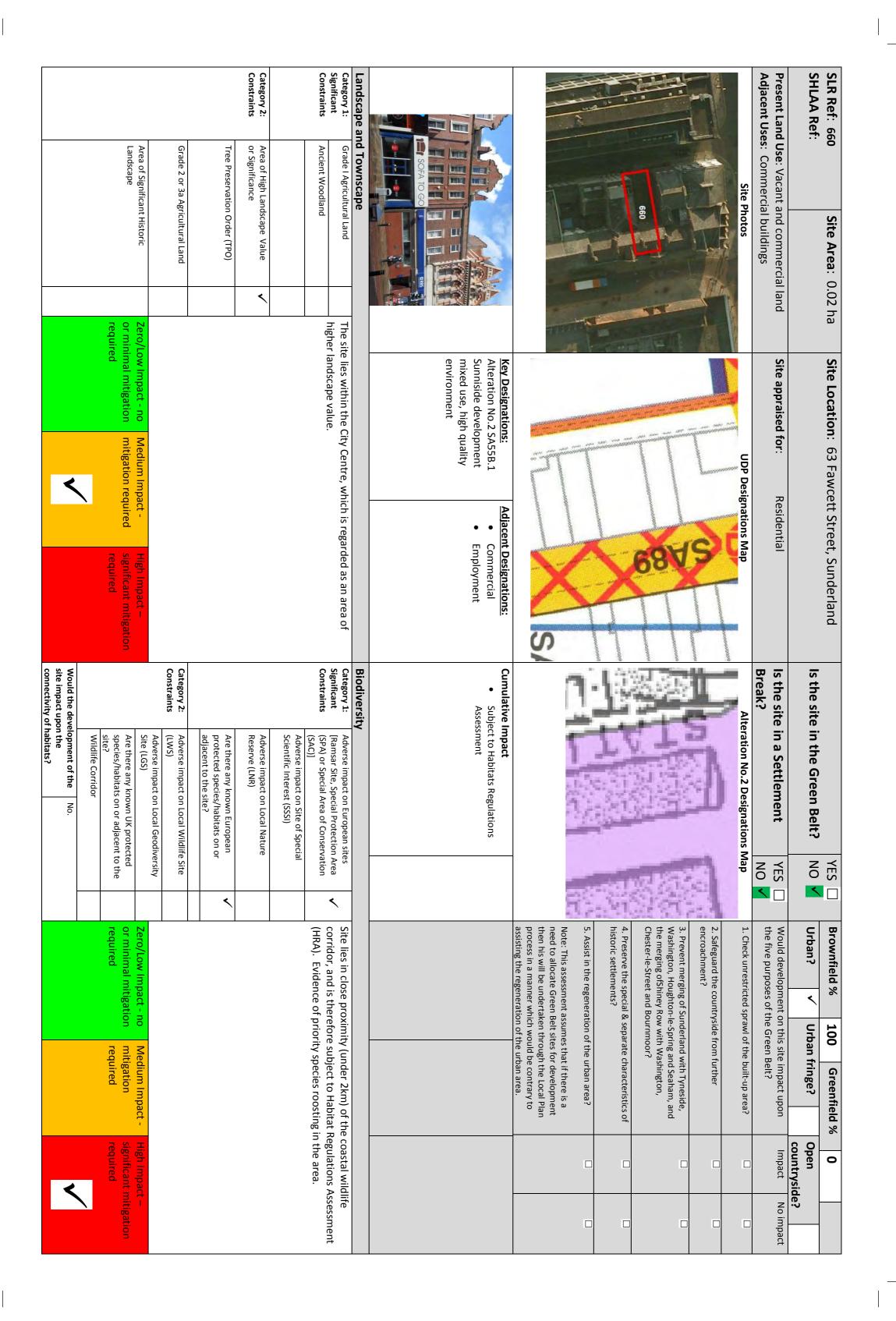
ment designated)  Does the site have any historical or archaeological significance?  Yes, part of the historic East End and Conservation Area.  Iting (+  Zero/Low impact - no or minimal mitigation required required  The site lies within a Source Protection Zone. Low incidence potential of groundwater flooding.	tit signated)  Does the site have any historical or archaeological significance?  Yes, part of the historic East End and Conservation Area.  Does the site have any historical or archaeological significance?  Yes, part of the historic East End and Conservation Area.  Does the site have any historical or archaeological significance?  Yes, part of the historic East End and Conservation Area.  Does the site have any historical or archaeological significance?  Significant  Category 2:  Constraints  Category 2:  Constraints  Constraints  Area  Allotment  Public Open Space/Playing Field/Play  Area  Allotment  Is the proposed development site  designated as open space or playing  Green Infrastructure and Services  Infrastructure and Services  Is there vade any sewerage capacity for site traffic generation?  Yes, part of the historic East End and Conservation Area.  Category 2:  Constraints  Constraints  Neutural greenspace  Allotment  Is the proposed development site  designated as open space or playing  Green Infrastructure and Services  Infrastructure and Services  Is there vade and sewerage capacity for site traffic generation?  Yes, part of the historic East End and Conservation Area.	The site lies within a Source Protection Zone. Low incidence potential of the site have any historical or archaeological significance?    Category 1: Significant Constraints   Category 2: Significant Constraints   Constraints	The site lies within a Source Protection Zone. Low incidence potential  The site lies within a Source Protection Zone. Low incidence potential  The site lies within a Source Protection Zone. Low incidence potential  The site lies within a Source Protection Zone. Low incidence potential  The site lies within a Source Protection Zone. Low incidence potential  The site lies within a Source Protection Zone. Low incidence potential  The site lies within a Source Protection Zone. Low incidence potential  The site lies within a Source Protection Zone. Low incidence potential is there water and sawwage capacity for site requirements (st the proposed development of the provided provided is the proposed development of the provided provided is the proposed development of the provided is the proposed development of the provided is there water and sawwage capacity for site required is there water and sawwage capacity for site and sawwage capacity for site provided is the provided in the provided provided in the provided provided is the provided provided in the provided provided in the provided provided provided is the provided provi
Medium Impact - mitigation required mitigation required  Medium Impact - fighter  Medium Impact - mitigation required  Medium Impact - significant mitigation required  Medium Impact - significant mitigation required  Is the proposed dev designated as open fielder	Fast End and Conservation Area.    Category 1: Significant Conservation Area.   Category 2: Significant Constraints   Category 2:   Category 2:   Public Open Space/Playing Field/Play   Area	East End and Conservation Area.    Category 1: Significant Constraints	# High Impact - mitigation required mitigation required mitigation required mitigation and East End and Conservation Area.    Category 1: Significant Constraints   Category 2: Constraints   Category 2: Constraints   Category 2: Area   Public Open Space/Playing Field/Play   Area   Public Right of Way   Publ
Green Infrastru  Category 1: Significant Constraints  Category 2: Category 2: Constraints  Infrastructure  Green Infrastru	Green Infrastructure  Category 1: Significant Constraints Category 2: Category 2: Category 2: Constraints Cemetery / Churchyard Category 2: Area  Natural greenspace Allotment Allotment Green Infrastructure and Services  Infrastructure and Services	ificance?  Category 1: Significant Constraints  Category 2: Category 2: Constraints  Public Open Space/Playing Field/Play  Area  Ratural greenspace  Allotment  Allotment  Is the proposed development site designated as open space or playing fields?  Infrastructure and Services  Allotment  No.	Fificance?  Category 1: Significant Constraints Cemetery / Churchyard  Category 2: Constraints Constraints Constraints  Public Open Space/Playing Field/Play Area  Allotment Public Right of Way Cycleway/footpath/bridleway) Green Infrastructure corridor  Is the proposed development site designated as open space or playing fields?  Infrastructure and Services  Green Infrastructure and Services  Mo. Significant issues identified.  No significant issues identified.  No significant issues identified.  No significant issues identified.  No significant issues identified.  Mo significant issues identified.  No significant issues identified.  Mo significant issues identified.  No significant issues identified.
frastri	Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard  Public Open Space/Playing Field/Play Area  Natural greenspace  Allotment  Public Right of Way (cycleway/ footpath/bridleway)  Green Infrastructure corridor  sed development site as open space or playing  cture and Services  d capacity for site traffic generation?	Frastructure  Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard  Public Open Space/Playing Field/Play Area  Natural greenspace  Allotment  Public Right of Way (cycleway/ footpath/bridleway)  Green Infrastructure corridor  sed development site as open space or playing  cture and Services  d capacity for site traffic generation?	#istoric Park or Garden (EH USS)  S Village Green  Cemetery / Churchyard  Republic Open Space/Playing Field/Play  No significant issues identified.  Public Open Space/Playing Field/Play  Sepace Playing Field/Play  Republic Open Space/Playing Field/Play  Sepace Open Space or playing Field/Play  Public Open Space/Playing Field/Play  Area  Allotment  Public Open Space/Playing Field/Play  Public Open Space/Playing Field/Play  Area  Republic Open Space/Playing Field/Play  Sepace Open Space or playing Field/Play  Area  Republic Open Space/Playing Field/Play  Sepace Open Space or playing Field/Play  Area  Area  Allotment  Public Open Space/Playing Field/Play  Area  Area  Area  Allotment  Allotment  Required  Medium Impact - no mitigation required  Public Open Space/Playing Field/Play  Area  Area  Area  Area  Access via frontage with Church Street East.  Area Consolity for Street East.
	eld/Play	eld/Play	eld/Play  eld/Play  Zero/Low Impact - no or minimal mitigation required  Access via frontage with Church Street East. be provided based on end use.



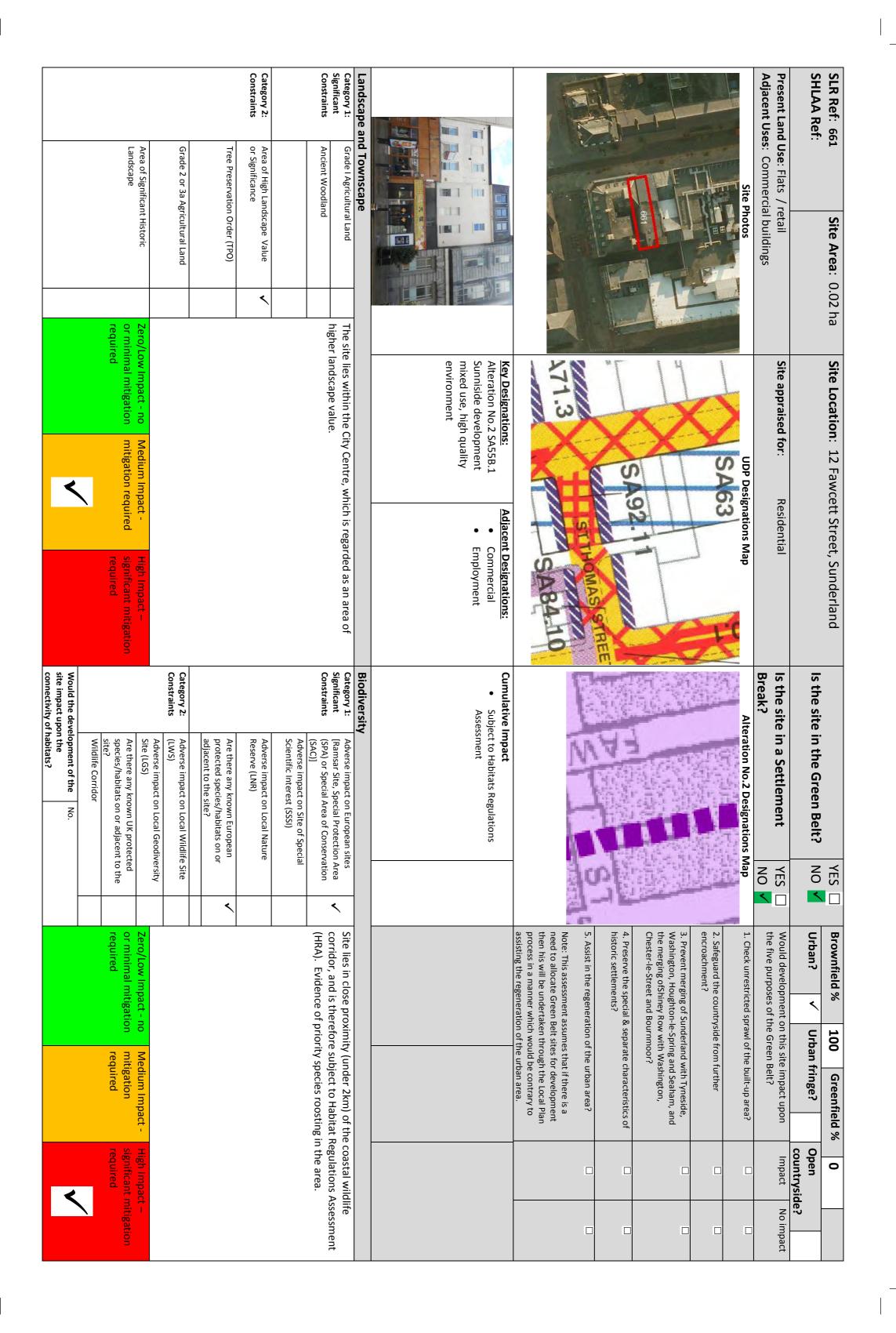
Historic Env	Historic Environment and Culture		Green Infrastructure	ructure				
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	<b>Does the site have any historical or archaeological significance?</b> Incorporates historic village of Burdon (a proposed Conservation Area), which is the Crode 2 listed Burdon Hall		Historic Park or Garden (EH List)		The entire site forms a str Houghton and the coast.	site forms a strategic Green Infrastructure and the coast. Rights of Way cross the site.	site forms a strategic Green Infrastructure corridor linking and the coast. Rights of Way cross the site.
	Warld Harttage Cite & Cetting (+			Compton / Churchiard	<u> </u>			
	World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard				
	Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area				
Category 2:	Grade II Listed Building/Structure ✓			Natural greenspace				
	Conservation Area			Allotment				
	Archaeological Site (Known &   potential)	Zero/Low Impact - noMedium Impact -High Impact -or minimal mitigationmitigation requiredsignificant mitigationrequiredrequired	ion	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	<b>&lt; &lt;</b>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
			Is the proposed development site designated as open space or playing fields?	velopment site No. n space or playing	_			<
Flooding			Infrastructure	Infrastructure and Services				
	Flood Risk Zone 3B (Functional Floodplain)	The area falls partly within a Source Protection Zone and is affected in places by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?		Needs to be considered in relation to Sunderland South Growth Area with contribution to Ryhope Doxford Link Road. Full transport impact assessment required and consultation with Highways	e considered in relation to Sunderland South Growt bution to Ryhope Doxford Link Road. Full transport essment required and consultation with Highways	land South Growth Area ad. Full transport
	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,	England.  Development of this scale would require additional new school capacity.	e would require addi	itional new school
Category 2: Constraints	Flood Risk Zone 2(Medium  Vulnerability)  Groundwater Flooding	Zero/Low Impact - noMedium Impact -High Impact -or minimal mitigationmitigation requiredsignificant mitigationrequiredrequired	ion In a remote location	חמ		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) <5%							<
	Surface Water Flooding – % of land within 1 in 1000 incidence (less) <5% Critical Drainage Area							•
	Source Protection Zone		Citability and					
Ground Col	Ground Conditions & Contamination  Site Predominantly Flat	Two pylons cross the site area.	What is considered	Suitability and Deliverability  What is considered suitable on the site?  Agricultum	Agriculture and open space	en space		
Topography		ו איט איטוים צויטים נוזר מורמי	How many homes		20dpha			
	Gentle Slope Undulating		How many jobs co	How many jobs could the site provide for?				
	Steep Slope		Site Appraisal conclusion	Conclusion				
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	Zero/Low Impact - no Medium Impact - High Impact - significant mitigation required significant mitigation		Site forms a major part of the Green Belt.		Site is considered	Site is considered	Site is not considered
Constraints	Inner Zone Electricity Pylon (+ 10m buffer zone)	C .				development	suitable for development	development
Category 2:	HSE COMAH Middle or Outer Zone							
	Minerals Legacy (quarries and coal mining)							<b>4</b>
	Minerals Safeguarded Area							
	buffer zone)							



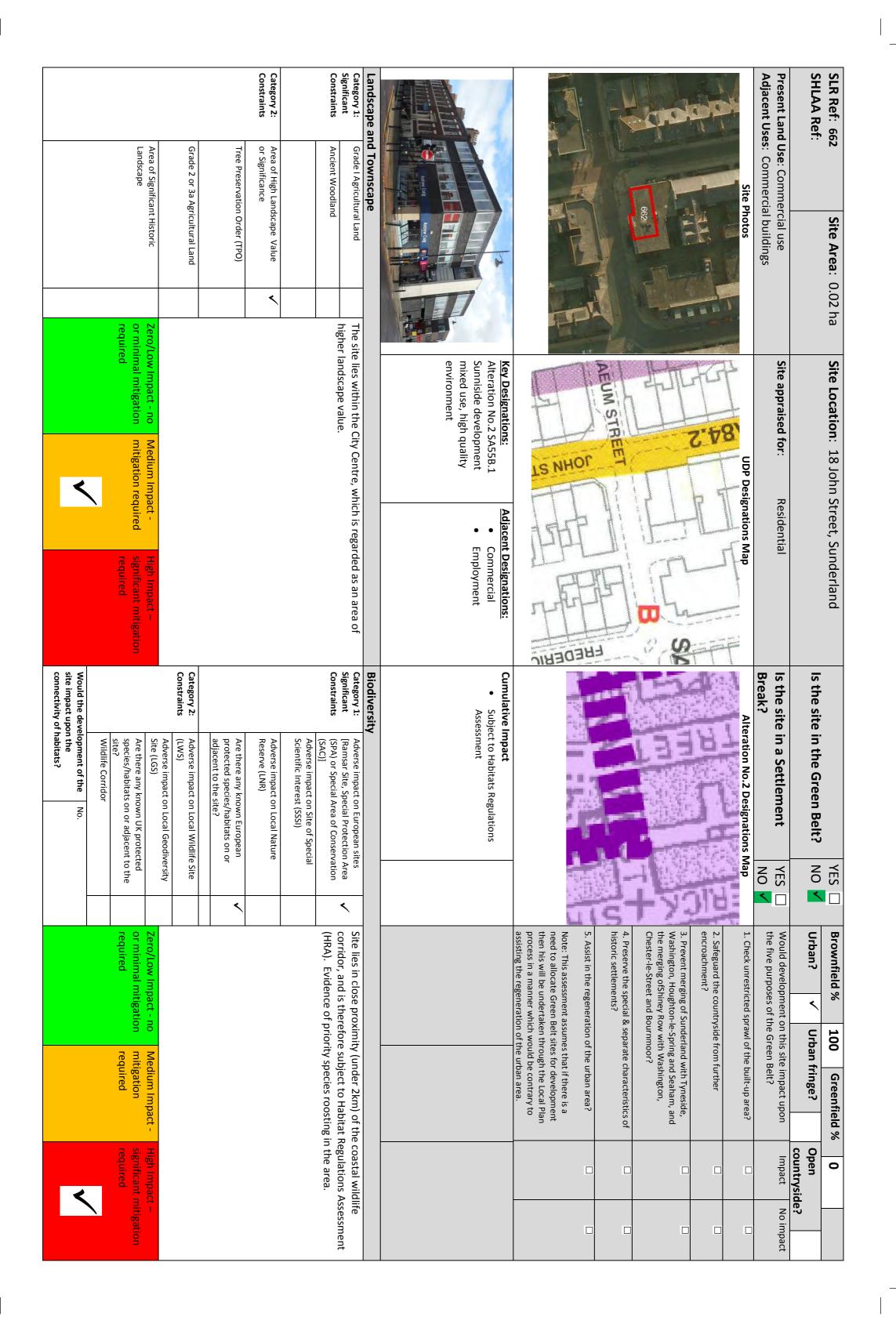
Topography  Category 1: Significant Constraints  Category 2: Constraints	Ground Co	Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Category 1: Significant Constraints
Gentle Slope  Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Ground Conditions & Contamination Site   Predominantly Flat	Vulnerability)  Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high)  Surface Water Flooding – % of land within 1 in 100 incidence (medium)  Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)	Category 1: Scheduled Ancient Monument Constraints (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II*Listed Building/Structure
Teg Or Ze	2	✓ ✓ rea	of Th	V Ze or rec	Do Th
Zero/Low Impact - no or minimal mitigation required	No significant issues identified	or minimal mitigation required	The site lies within a Sou	Zero/Low Impact - no or minimal mitigation required	Does the site have any historical or archa The site partly lies within Old Sunderland within settings of grade II listed buildings.
Medium Impact - mitigation required	on+ified	mitigation required	rce Protection Zone.	Medium Impact - mitigation required	Does the site have any historical or archaeological significance? The site partly lies within Old Sunderland Riverside Conservation Area and within settings of grade II listed buildings.
High Impact – significant mitigation required		significant mitigation required	Low incidence potential	High Impact – significant mitigation required	significance? Conservation Area and
How many hor How many job Site Apprai	Suitability What is consid	In a highly accessible area	Infrastructure and S Is there road capacity for si Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is the proposed designated as a fields?	Category 2: Public O Constraints Public O Constraints Public O Constraints Area
How many homes could be provided? How many jobs could the site provide for?  Site Appraisal Conclusion  Site is considered suitable for development.	Suitability and Deliverability What is considered suitable on the site?	essible area	Infrastructure and Services  Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment  Allotment  Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?  No.	Historic Park or Garden (EH LIST)  Village Green  Cemetery / Churchyard  Public Open Space/Playing Field/Play  Area
	Residential		? apacity for al road netwo	ridor	EH List) Field/Play
103dpha Si		or minim required		Zero/Lov or minim required	Nos
Site is considered suitable for development		or minimal mitigation required	Access to be determined	Zero/Low Impact - no or minimal mitigation required	No significant issues identified.
Site is considered potentially suitable for development		mitigation required	determined depending on site layout	Medium Impact - mitigation required	ntified.
Site is not considered suitable for development		significant mitigation required	layout	High Impact – significant mitigation required	



Category 1: Significant Constraints Category 2: Constraints		Ground Co Site Topography	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic En Category 1: Significant Constraints
Health & Salety 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	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)	Historic Environment and Culture  Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated)  Constraints  World Heritage Site & Setting (+ candidate)  Grade I/Grade II*Listed Building/Structure
required  Medium Impact - or minimal mitigation mitigation required required  required  High Impact - significant mitigation required required		✓ No significant issues identified.	Zero/Low Impact - no or minimal mitigation mitigation required required  required  Medium Impact - significant mitigation required required	Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required required  Tequired  Tequired  Tequired  Tequired  Tequired	Does the site have any historical or archaeological significance? The site lies within the Sunniside Conservation Area and adjacent to Grade II listed buildings.
suitable for development.	for?	What is considered suitable on the site? Residential  How many homes could be provided? 7   350 daha	In a highly accessible area	Infrastructure and Services  Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment  Public Right of Way (cycleway/ footpath/bridleway)  Green Infrastructure corridor  Is the proposed development site designated as open space or playing fields?	Green Infrastructure  Category 1: Historic Park or Garden (εΗ μst) Significant Village Green  Constraints Cemetery / Churchyard  Category 2: Public Open Space/Playing Field/Play Area  Area
suitable for development  development  development			Zero/Low Impact - no or minimal mitigation required    Medium Impact - mitigation required	Access arrangements considered in the approved planning application are appropriate to the City Centre area.	Zero/Low Impact - no or minimal mitigation required required	No significant issues identified.
site is not considered suitable for development			High Impact – significant mitigation required	proved planning tre area.	High Impact – significant mitigation required	



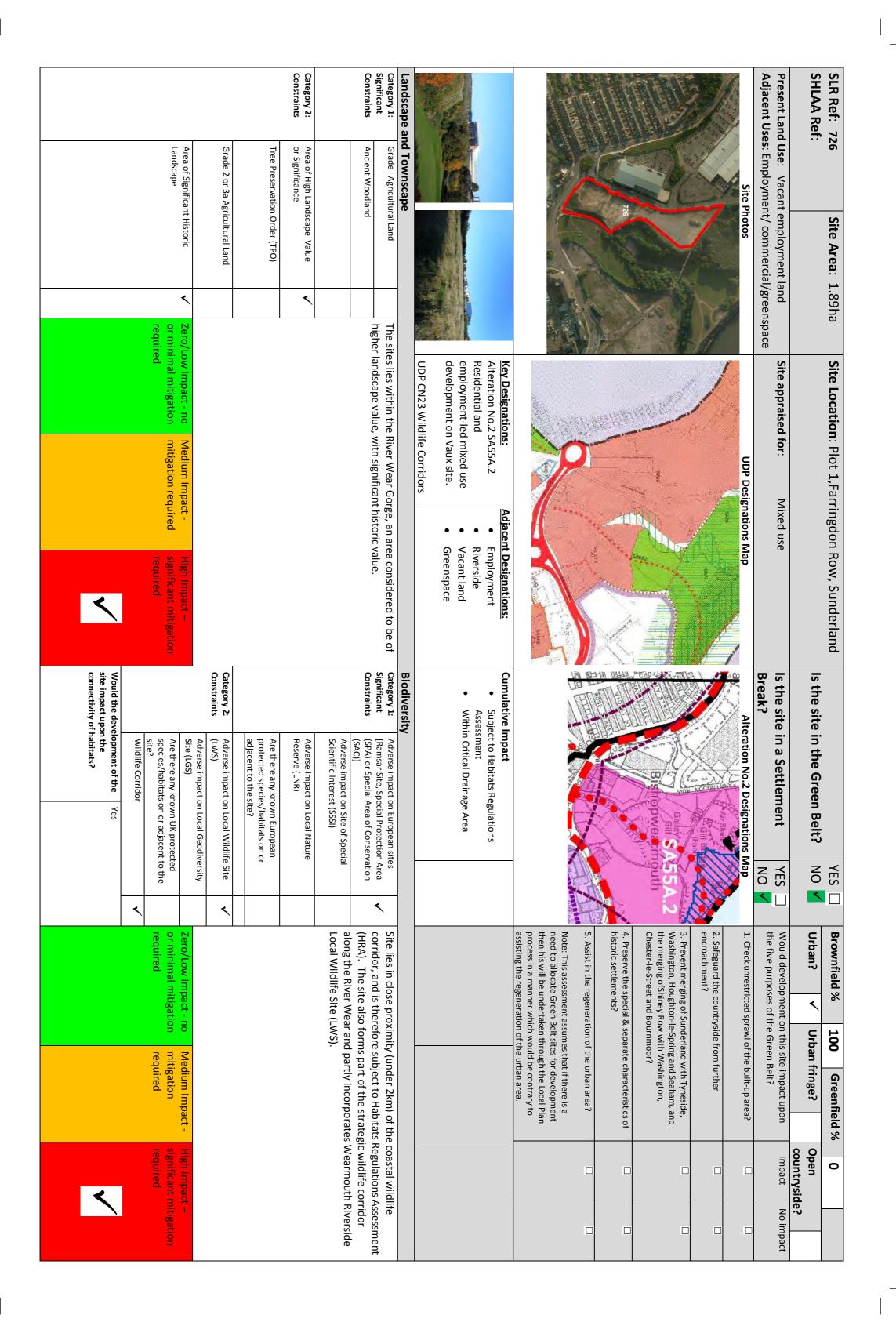
Category 1: Significant Constraints  Category 2: Constraints	Topography	Ground Co	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic En Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)	Historic Environment and Culture  Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated)  Constraints  World Heritage Site & Setting (+ candidate)  Grade I/Grade II*Listed  Building/Structure
Zero/Low Impact - no or minimal mitigation mitigation required required  Tequired  Medium Impact - significant mitigation required	No significant issues identified.		Zero/Low Impact - no or minimal mitigation mitigation required required  required  Medium Impact - significant mitigation required required	Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required required  Zero/Low Impact - Medium Impact - Significant mitigation required required	Does the site have any historical or archaeological significance?  The site lies within the Sunniside Conservation Area and adjacent to Grade II listed buildings.
On Site is considered suitable for development.	How many homes could be provided?  How many jobs could the site provide for?  Site Appraisal Conclusion		on In a highly accessible area	Infrastructure and Services  Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Green Infrastructure  Category 1: Historic Park or Garden (EH List)  Significant Village Green  Constraints Cemetery / Churchyard  Category 2: Public Open Space/Playing Field/Play  Area
Site is considered suitable for development development			zero/Low Impact - no Medium Impact - or minimal mitigation required	Access arrangements considered appropriate to the City Centre area.	Zero/Low Impact - no or minimal mitigation required required	No significant issues identified.
sidered Site is not considered suitable for development ment			npact - High Impact – significant mitigation required	propriate to the City Centre area.	npact - High Impact – significant mitigation required	



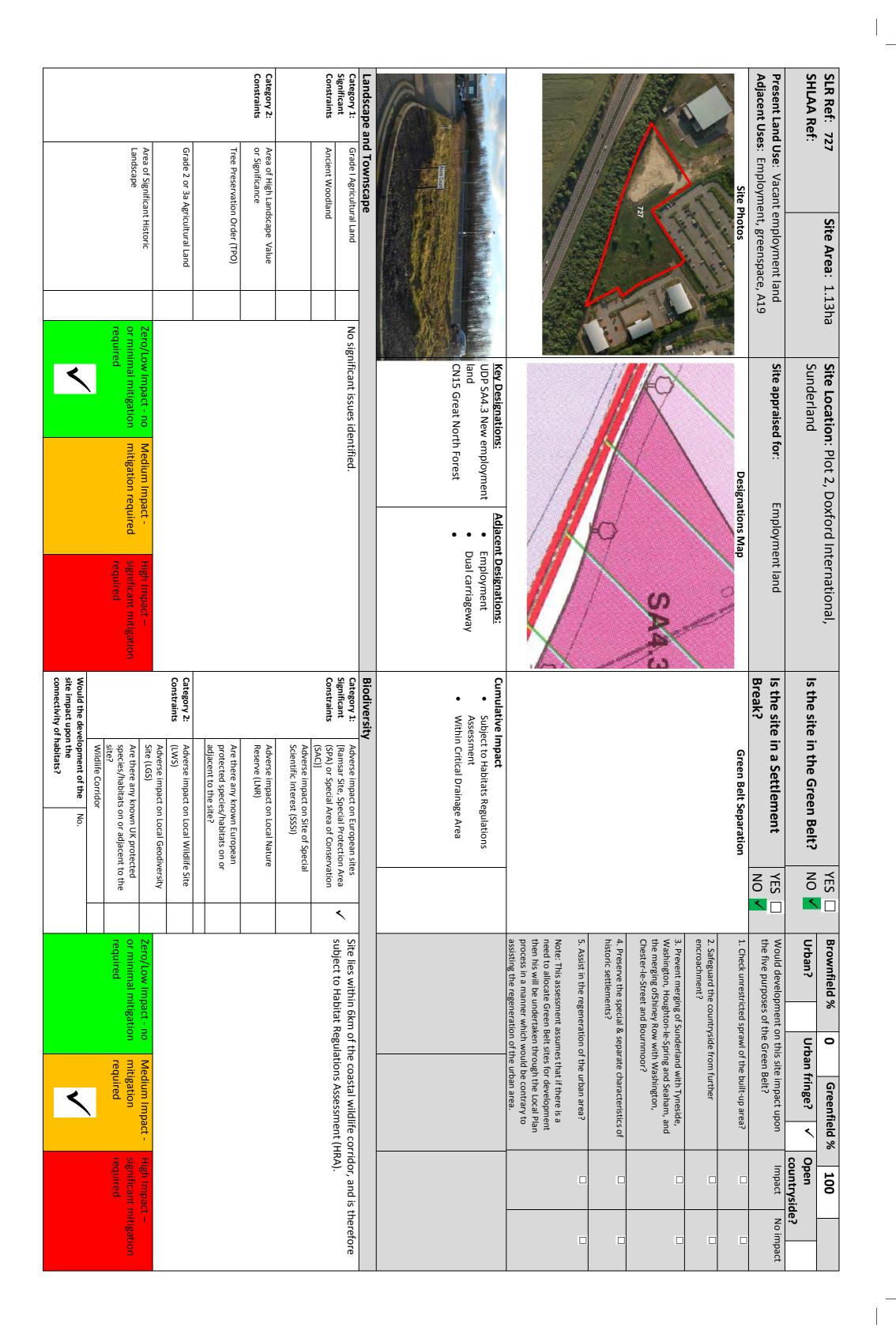
Category 1: Significant Constraints Category 2: Constraints	Site Topography	<b>Ground Co</b>	Constraints	Category 1: Significant Constraints	Flooding		Category 2: Constraints		Historic En Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity 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)	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)		Archaeological Site (Known & potential)	Grade II Listed Building/Structure Conservation Area	candidate) Grade I/Grade II*Listed Building/Structure	Historic Environment and Culture  Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated)  Constraints  World Heritage Site & Setting (+
zero/Low Impact - no or minimal mitigation mitigation required	No significant issues identified.		or minimal mitigation mitigation required required	No significant issues identified.		Zero/Low Impact - no or minimal mitigation mitigation required	<		Does the site have any historical or archaeological significance? The site lies within the Sunniside Conservation Area and adjacent to Grade II listed buildings.
High Impact – significant mitigation required			rign impact – significant mitigation required			High Impact – significant mitigation required			nificance? d adjacent to Grade II
Site has planning approval and is considered suitable for development.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Suitability and Deliverability	In a highly accessible area	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road ne local shopping services, public transport, education and community opportunities?	Infrastructure and Services	Public Right of (cycleway/ footpat Green Infrastrusthe proposed development site designated as open space or playing fields?	Natural greenspace Allotment	Category 2: Public Ope	Green Infrastructure  Category 1: Historic Park ( Significant Village Green  Constraints Cemetery / Cl
val and is considered nt.	ovided? Residential ovided? 10 500dpha provide for?	_		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?	vices	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor elopment site space or playing	eenspace	Public Open Space/Playing Field/Play Area	Historic Park or Garden (EH List) Village Green Cemetery / Churchyard
Site is considered suitable for development	ha		cero/Low Impact - no or minimal mitigation required	Access arrangements considered in the approved planning application are appropriate to the City Centre area.		Zero/Low Impact - no or minimal mitigation required			No significant issues identified.
Site is considered potentially suitable for development			mitigation required	onsidered in the appri		Medium Impact - mitigation required			entified.
Site is not considered suitable for development			rign impact — significant mitigation required	oved planning e area.		High Impact – significant mitigation required			

				Category 2: Constraints		Category 1: Significant Constraints	Landscape :	man						Present Land U Adjacent Uses:	SHLAA Ref:	SLR Ref: 6
	Area of Significant Historic Landscape	Grade 2 or 3a Agr	Tree Preservation Order (TPO)	Area of High Landscape or Significance		Grade I Agricultural Land Ancient Woodland	Landscape and Townscape	Venue Venue				0	Site Photos	<pre>id Use: Vacant/commercia ses: Commercial buildings</pre>	f:	665
		Agricultural Land	n Order (TPO)	sscape Value		li Land	-	arigni House	The control of the co			65	hotos	Present Land Use: Vacant/commercial property  Adjacent Uses: Commercial buildings		Site Area: 0.04 ha
	Zero/Low Impact - no Medior minimal mitigation mitigrequired					The site lies within the City Centre, which is regarded as an area of higher landscape value.		Para 6.23a – encourage residential use in the retail core	Key Designations: Alteration No.2: Policy S2A retail development will be directed to the retail core.	VeW	MHOM	HIGH S		Site appraised for:		Site Location: 255
<b>\</b>	Medium Impact - mitigation required					ntre, which is regal		ail core	New			TIMES.	ODP Designations Map	Residential		Fawce
	High Impact – significant mitigation required					rded as an area of			<ul><li>Adjacent Designations:</li><li>Commercial</li><li>Employment</li></ul>				Map	al		tt Street, Sunderland
Would the development of the site impact upon the connectivity of habitats?	< × × > ×	Category 2: A Constraints (	a p >	R Þ	S	Category 1: A Significant [[ Constraints ()	sity		Cumulative Impact  • Subject to Hat Assessment		5	Sub	Altera	Is the site in Break?	Is the site ir	
pment of the No. he bitats?	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)]			<b>tive Impact</b> Subject to Habitats Regulations Assessment		MICOLINA	16	Alteration No.2 Designations Map	a Settlement	Is the site in the Green Belt?	
	ted to the	e Site /ersity	, J		al	es Area 🗸 Ation	-			1	10		Vest	YES	NO <	YES
	Zero/Low Impact - no or minimal mitigation required					Site lies in close proxin corridor, and is therefor (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 & se historic settlements?  5. Assist in the regeneration	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?	Crieck unrestricted sprawl of the built-up areas     Safeguard the countryside from further encroachment?	Would development on this site impact upon the five purposes of the Green Belt?	Urban? 🗸 U	Brownfield % 1
	Medium Impact - mitigation required					Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).				Imes that if there is a t sites for development through the Local Plan would be contrary to of the urban area.	special & separate characteristics of nents?	Jerland with Tyneside, Spring and Seaham, and with Washington, nmoor?	w or the built-up arear	this site impact upon Green Belt?	Urban fringe?	100 Greenfield %
<	High Impact – significant mitigation required					e coastal wildlit Regulations As:								Ct	Open countryside?	0
	itigation					fe sessment								No impact		

Category 1: Significant Constraints Category 2: Constraints		Site Topography		Constraints	Category 2:		Category 1: Significant Constraints	Flooding		Category 2: Constraints			Category 1: Significant Constraints	Historic En
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Gentle Slope Undulating Steep Slope	Site Predominantly Flat  Topography    Continuous & Contamination   V   V   V   V   V   V   V   V   V	and the riotection zone	Vulnerability)  Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high)  Surface Water Flooding – % of land within 1 in 100 incidence (medium)  Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone	Flood Risk Zone 2(Medium	Flood Risk Zone 3A (High Vulnerability)	Flood Risk Zone 3B (Functional Floodplain)		Archaeological Site (Known & potential)	Grade II Listed Building/Structure  Conservation Area	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
zero/Low Impact - no or minimal mitigation mitigation required		No significant issues identified.		or minimal mitigation mitigation required required			Low incidence potential of groundwater flooding.		Zero/Low Impact - no or minimal mitigation mitigation required				Does the site have any historical or archaeological significance? No significant issues identified.	
High Impact – significant mitigation required				significant mitigation required	High Impact –		ding.		High Impact – significant mitigation required				al significance?	
Site has plan	How many jobs	What is consider How many home		III a IIgiliy acces	In a highly accessible area	Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there road cap Is there water ar requirements?	Infrastructu	Is the proposed designated as op fields?		Category 2: Constraints		Category 1: Significant Constraints	Green Infrastructure
Site has planning approval and is considered suitable for development.	for?	Suitability and Deliverability  What is considered suitable on the site?  Residential  How many homes could be provided?  9 225		Silvic area	ssible area	Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Infrastructure and Services	Public Right of Way  (cycleway/ footpath/bridleway)  Green Infrastructure corridor  Is the proposed development site designated as open space or playing fields?	Natural greenspace  Allotment	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Historic Park or Garden (EH List) Village Green	structure
Sit	-	ntial 225 dpha	ı	or minim required	Zero,	r etwork,	Acce appli		Zero/Lov or minim required				No si	
Site is considered suitable for development				or minimal mitigation required	Zero/Low Impact - no		ss arrangements co cation are appropr		Zero/Low Impact - no or minimal mitigation required				No significant issues identified.	
Site is considered potentially suitable for development				mitigation required	Medium Impact -		Access arrangements considered in the approved planning application are appropriate to the City Centre area.		Medium Impact - mitigation required				ntified.	
Site is not considered suitable for development				significant mitigation required	High Impact –		roved planning re area.		High Impact – significant mitigation required					

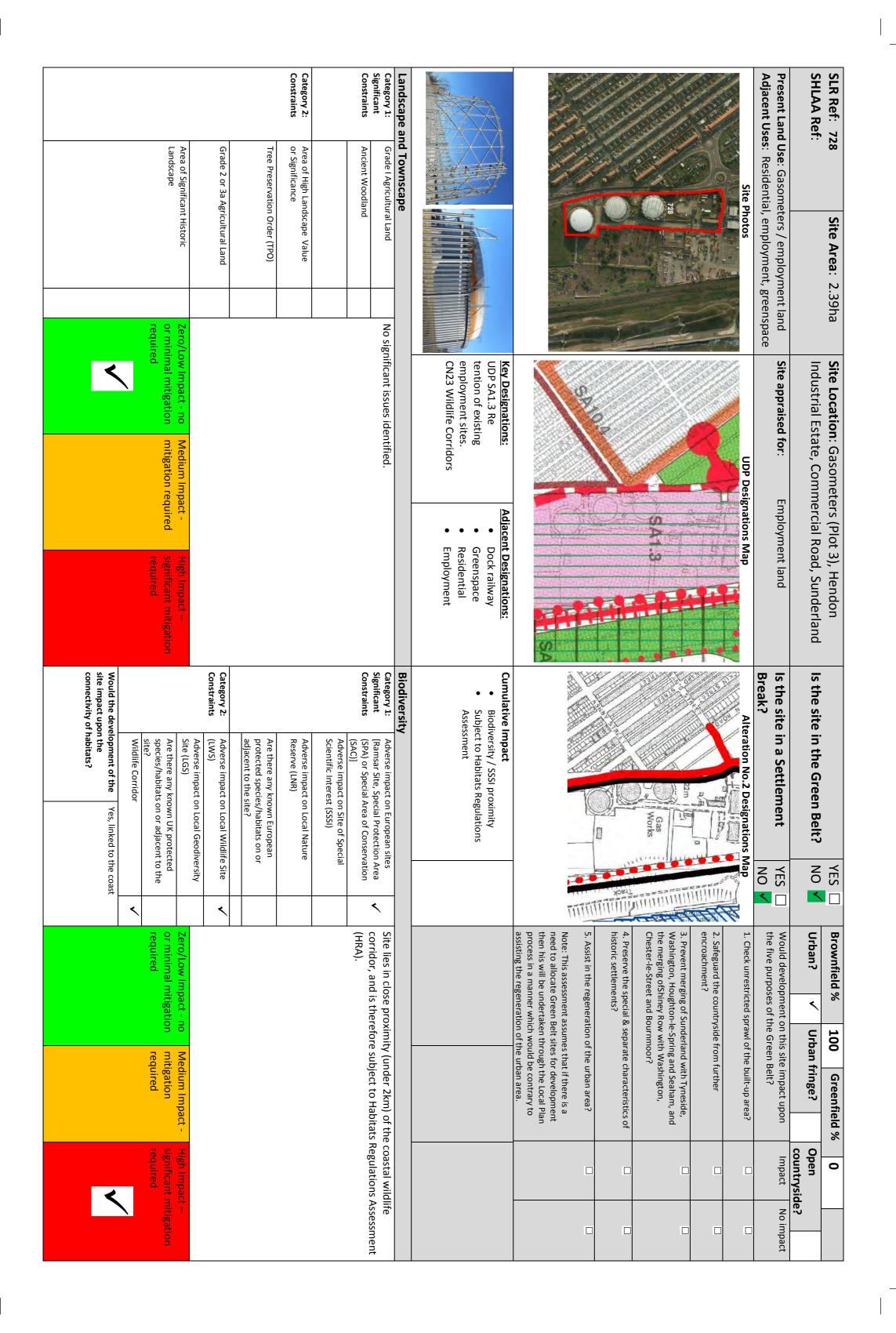


Hig	Min Min	Category 2: HSE Constraints Lan	E le	Constraints	Category 1: Hea	Ste	Unc	1	Site Pre	<b>Ground Conditi</b>	Sou	Crit	Sur	wit	wit	Sur		Category 2: Floo	Flo Vul	Category 1: Floor Significant Floor Constraints			pot	Col	Category 2: Gra Constraints	Gra Bui	can	Significant (+5)	<u>F</u>
Minerals Safeguarded Area High Voltage electricity line(+10m	Minerals Legacy (quarries and coal mining)	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land	Electricity Pylon (+ 10m buffer zone)	Inner Zone	Health & Safety Executive (HSE) COMAH Development Proximity or	Steep Slope	Undulating		Predominantly Flat	Ground Conditions & Contamination	Source Protection Zone	Critical Drainage Area	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	within 1 in 100 incidence (medium)	within 1 in 30 incidence (high)	Surface Water Flooding – % of land	Groundwater Flooding	Flood Risk Zone 2(Medium Vulnerability)	Flood Risk Zone 3A (High Vulnerability)	Flood RISK Zone 3B (Functional Floodplain)			Archaeological Site (Known & potential)		Grade II Listed Building/Structure	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	(+ 50m burner zone ir not designated)	Category 1: Scheduled Ancient Monument
<		<	<	7	2	<		5	<u> </u>			<	2%	2%	1%		<u>ح</u>	2		p a -			√ Z <sub>0</sub>					<u> </u>	0
				required	Zero/Low Impact - no or minimal mitigation			industrial uses. Partly l									required	Zero/Low Impact - no	,	The site lies within a Critical Drainage Ari land affected by 1:100 incidence surface potential of groundwater flooding.			Zero/Low Impact - no or minimal mitigation required					Yes, original coal staithes dating back to 1820's	oes the site have any hi
					Medium Impact -			Partly landfilled. Pylons affect l	,				•	<			IIII ligation required	Medium Impact -	,		-	<	Medium Impact - mitigation required					dating back to 1820's	Does the site have any historical or archaeological significance?
		<		required	High Impact —			Pylons affect part of the site.	Possible contamination from past								required	High Impact –		The site lies within a Critical Drainage Area and contains a small area of land affected by 1:100 incidence surface water flooding. Low incidence potential of groundwater flooding.			High Impact – significant mitigation required						significance?
					Potentially ac	Site Appraisal Conclusion	HOW IIIdily Jobs Co	How many homes	What is considere	Suitability an								In an accessible location	Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there road capa Is there water and requirements?	Infrastructur	Is the proposed development site designated as open space or playi fields?				Category 2: Constraints		Significant Constraints	Category 1: Historic
					Potentially acceptable for mixed uses.	l Conclusion	now many jobs could the site provide for:	How many homes could be provided?	What is considered suitable on the site? Mixed uses									cation	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	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	Village Green	Historic Park or Garden (EH List)
									uses										etwork,				<		<	<			
				development	Site is considered											<u> </u>	or IIIIIIIIII al IIIIugation			Traffic impact assessment required. Potential site access changes associated with Sunderland Strategic Transport Corridor Phase 3.			Zero/Low Impact - no or minimal mitigation required					with Festival Park and the riverside walkway. River Wear strategic Green Infrastructure cor	The site partly provides amenity and natural greenspace associated
	<		development	suitable for	Site is considered												required	Medium Impact -		ent required. Potenti- land Strategic Transpi	-		Medium Impact - mitigation required					al Park and the riverside walkway. This strategic Green Infrastructure corridor.	amenity and natural
				development	Site is not considered				_					<u> </u>			required	High Impact –		al site access changes ort Corridor Phase 3.		<	High Impact — significant mitigation required					. This forms part of the rridor.	greenspace associated

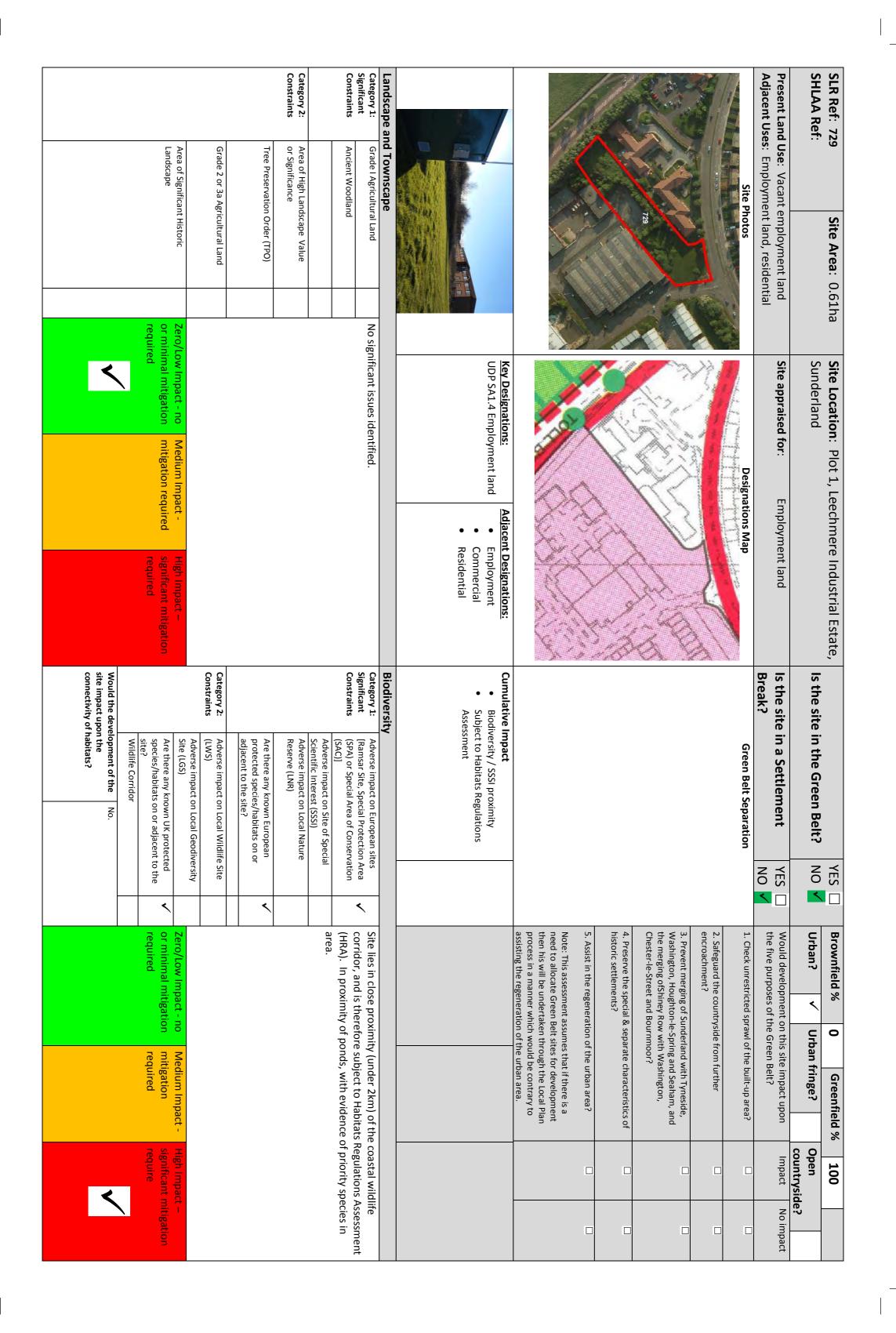


Constraints  Vulnerability)  Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high)  Surface Water Flooding – % of land within 1 in 100 incidence (medium)  Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone  Ground Conditions & Contamination  Site  Predominantly Flat	Category 2:   Flood Risk Zone 2(Medium	Flooding  Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Category 2: Constraints Conservation Area  Archaeological Site (Known & potential)	Category 1: Significant (+ 50m buffer zone if not design Constraints  World Heritage Site & Setting (+ candidate)  Grade I/Grade II*Listed Building/Structure	Historic Environment and Culture
ooding — % of land dence (high) ooding — % of land cidence (medium) ooding — % of land ncidence (less) Area To Zone  tamination	(Medium )ding	B (Functional	ilding/Structure	Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II*Listed  Building/Structure	Culture
No significant issues identified.	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	The site lies within a Critical Drainage Area and Source Protection Zone, and is subject to lower incidence groundwater flooding.	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	Does the site have any historical or archaeological significance?	
	Medium Impact - mitigation required significant mitigation required	age Area and Source Protection Zogroundwater flooding.	Medium Impact - High Impact – mitigation required significant mitigation required	rchaeological significance?	
Suitability and Deliverability What is considered suitable on the site?	on .		Is the proposed dev	Category 1: Significant Constraints  Category 2: Constraints	Green Infrastructure
nities?  Deliverability  Deliverability  Employment	lities?	gene gene y for	Natural greenspace  Allotment  Public Right of Way (cycleway/ footpath/bridleway)  Green Infrastructure corridor	Historic Park or Garden (EH LIST)  Village Green  Cemetery / Churchyard  Public Open Space/Playing Field/Play  Area	cture
Zero/Low Impact - no or minimal mitigation required		Traffic impact assessment required. Car parking provision required based on end use. HGV and servicing arrangements.	Zero/Low Impact - no or minimal mitigation required	No significant issues identified.	
mitigation required	Medium Impact -	ent required. Car park V and servicing arrang	Medium Impact - mitigation required	entified.	
	High Impact – significant mitigation required	king provision required ements.	High Impact – significant mitigation required		

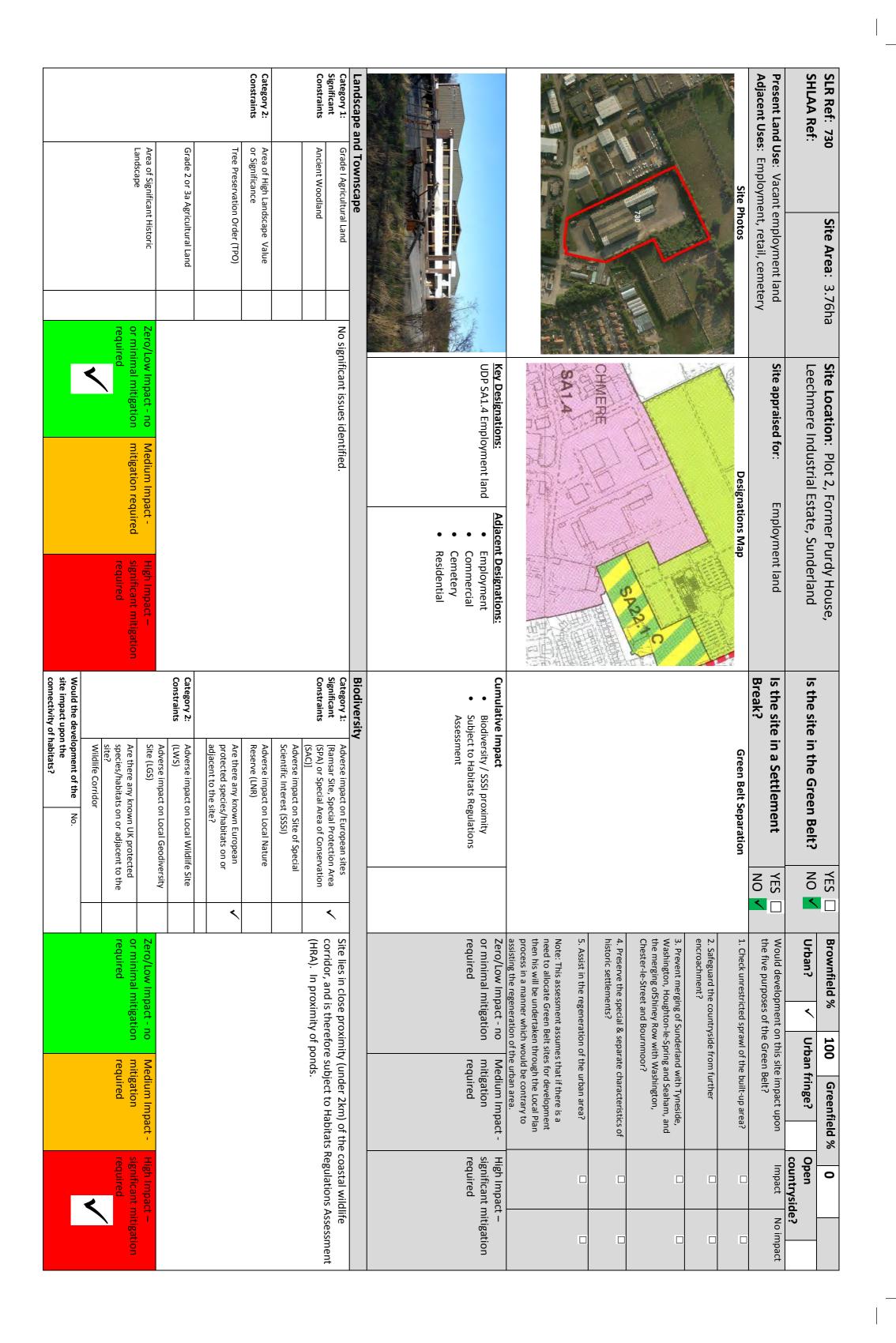
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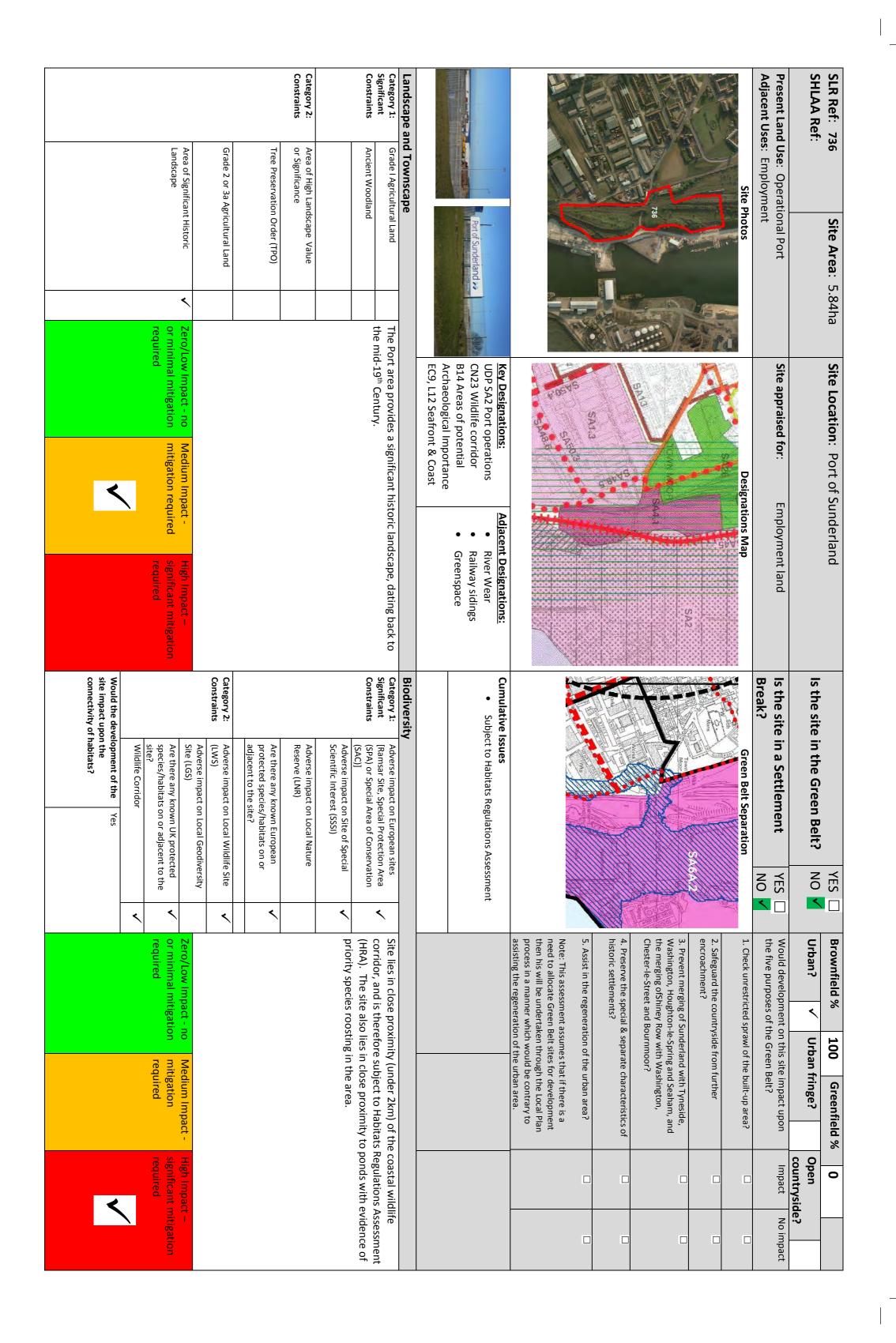
Historic Env	Historic Environment and Culture		rastrı		
Category 1: Significant Constraints	(+ 50m buffer zone if not designated)	One of the Gasometers is Grade II listed. Other local archaeological interest.	st. Significant Constraints  Constraints  Constraints  Constraints  HISTORIC PARK OF Garden (EH List)  Village Green	corridor.	The site forms part of the coastal strategic Green Infrastructure corridor.
	World Heritage Site & Setting (+ candidate)		Cemetery / Churchyard		
	Grade I/Grade II*Listed Building/Structure		Category 2: Public Open Space/Playing Field/Play Constraints Area		
Category 2: Constraints	Grade II Listed Building/Structure		Natural greenspace		
	Conservation Area		Allotment		
	Archaeological Site (Known &   potential)	/ Impact - no Medium Impact - mitigation required	Public Right of Way  (cycleway/ footpath/bridleway)  Green Infrastructure corridor	✓ Zero/Low Impact - no or minimal mitigation	Impact -
			Is the proposed development site  designated as open space or playing fields?		
Flooding	-		Infrastructure and Services		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site contains pockets of land affected by 1:100 incidence surface water flooding.		✓ Traffic impact assessment required.  turning movements on Commercial to he considered based on end use	Traffic impact assessment required. Potential restricted vehicle turning movements on Commercial Road. Car parking / HGV access to be considered based on end use
	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?		
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no	ion	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)  5%				<
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area				,
	Source Protection Zone				
Ground Con	Ground Conditions & Contamination	USE black some exist due to the groupeters that exist on site and	Suitability and Deliverability  What is considered suitable on the site?		
Site Topography	Predominantly Flat	from petroleum depot on South Dock. Probable contamination from	Mixed use  How many homes could be provided?  Mixed use		
	Gentle Slope	previous uses.	How many jobs could the site provide for?		
	Undulating Steep Slope		Site Appraisal Conclusion		
Category 1: Significant	Health & Safety Executive (HSE)  COMAH Development Proximity or	Zero/Low Impact - no		Site is considered	Site is considered Site is not considered
Constraints	Inner Zone Electricity Pylon (+ 10m buffer zone)		Could potentially be deallocated for	development	suitable for
Category 2:	HSE COMAH Middle or Outer Zone		employment uses due to oversupply in South		development
Constraints	Landfill sites, Contaminated land				
	<u>a</u>	_			<
	Minerals Safeguarded Area				
	buffer zone)				



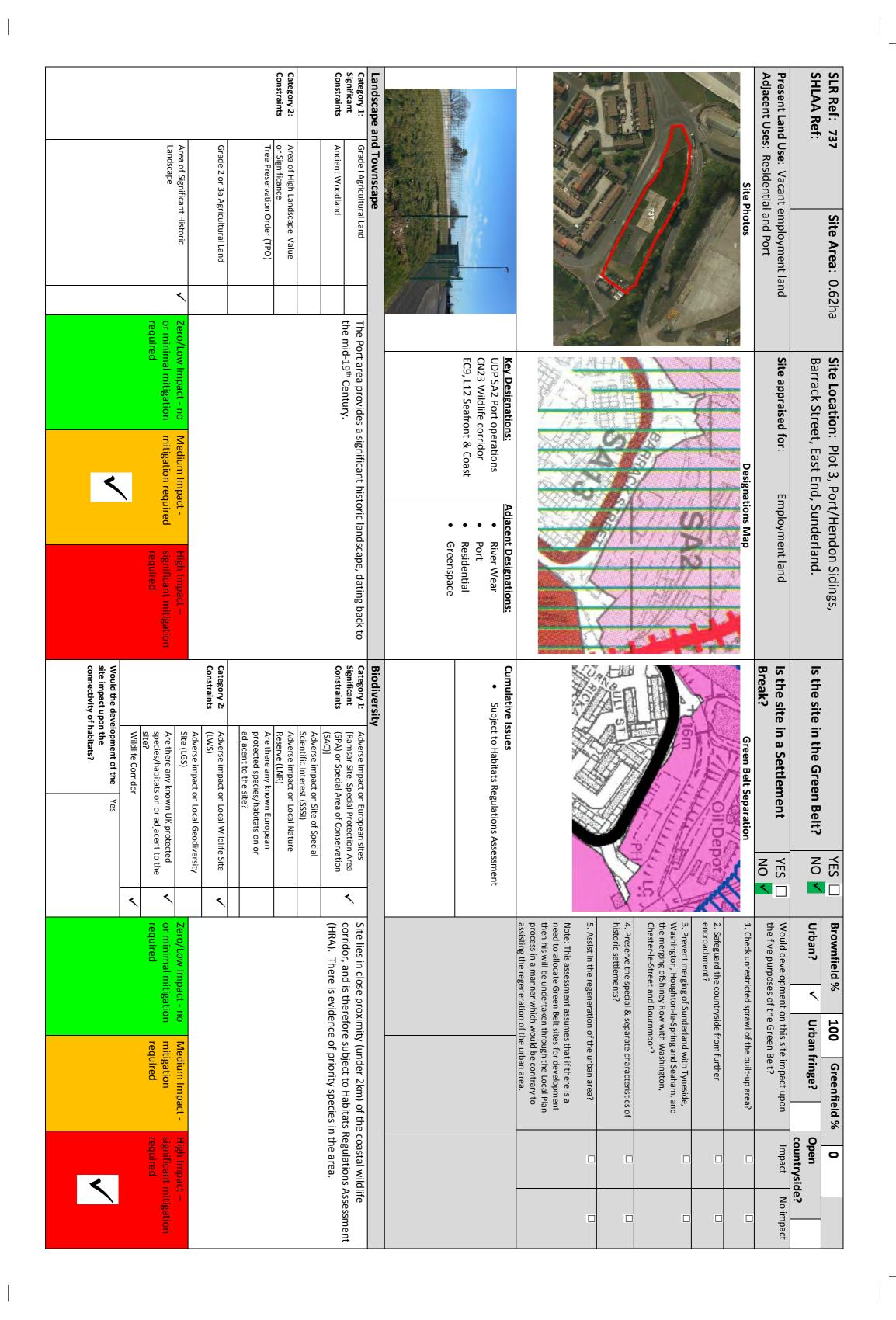
Category 1: Significant Constraints Category 2: Constraints		i obogi apriy	Site Topography	Ground Cor							Category 2: Constraints			Category 1: Significant Constraints	Flooding				Category 2: Constraints			Category 1: Significant Constraints	Historic Env
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Undulating Steep Slope	Gentle Slope	Predominantly Flat	Ground Conditions & Contamination	Source Protection Zone	Critical Drainage Area	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	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)	Vulnerability)	Flood Risk Zone 3A (High	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 required required    Medium Impact - mitigation mitigation required			✓ No significant issues identified.				<				Zero/Low Impact - no			No significant issues identified.		<	or minimal mitigation mitigation required					Does the site have any historical or archaeological significance?  No.	
High Impact – significant mitigation required										required	High Impact – significant mitigation						High Impact – significant mitigation required					significance?	
Identified as av for retention.	Site Appraisal Conclusion	How many homes could be provided?  How many jobs could the site provide	What is considered	Suitability and								site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there education/	Is there road capacing there water and the requirements?	Infrastructure and Services	Is the proposed development site designated as open space or playing fields?				Category 2: Constraints		Category 1: Significant Constraints	Green Infrastructure
Identified as available land in ELR, recommended for retention.	Conclusion	How many homes could be provided?  How many jobs could the site provide for?	What is considered suitable on the site? Employment	Suitability and Deliverability								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	Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?	and Services	velopment site Yes, as natural greenspace.	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	ucture
Site is considered suitable for development							•	<		required	Zero/Low Impact - no or minimal mitigation	rk,		<ul> <li>Access through side road to existing units.</li> <li>Carrmere Road.</li> </ul>		<	Zero/Low Impact - no or minimal mitigation required		<			Site provides natural greenspace within estate.	
Site is considered potentially suitable for development										required	Medium Impact - mitigation						Medium Impact - mitigation required					enspace within esta	
Site is not considered suitable for development										required	High Impact — significant mitigation			No direct access from			High Impact – significant mitigation required					ate.	



Historic Env Category 1: Significant Constraints Constraints	Historic Environment and Culture  Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints  World Heritage Site & Setting (+ candidate)  Grade I/Grade II*Listed Building/Structure  Category 2: Grade II Listed Building/Structure  Constraints  Conservation Area  Archaeological Site (Known & potential)	Does the site have any historical or archaeological significance?  No.  Zero/Low Impact - no or minimal mitigation required  Medium Impact - significan mitigation required  Required  Required	chaeological signif	chaeological significance?  Category 1: Significant Constraints Cemete Constraints Cemete Constraints Cemete Constraints Cemete Constraints Allotmatigation required Cycleway Green I
Conservati Archaeolog potential)	on Area ÿical Site (Known &	al mitigation mitigation required		prop
			Infra	Infrastructure and Services
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Site contains a small pocket of land that is subject to surface water flooding.	subject to 1:30 incidence  Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?	ere roa
	Flood Risk Zone 3A (High Vulnerability)		Is there site rec What is local sh	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 - Hiporoperation or minimal mitigation mitigation required required required	High Impact – significant mitigation required	
	Surface Water Flooding – % of land within 1 in 30 incidence (high)	1%		
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	2%	<	
	Surface Water Flooding –% of land within 1 in 1000 incidence (less)	10%	•	
	Source Protection Zone			
<b>Ground Cor</b>	Ground Conditions & Contamination		Suitability and Deliverability	<u>a</u>
Site Topography	Predominantly Flat	Plateau site. Possible contamination from previous	previous industrial uses.  What is considered suitable on the site?  How many homes could be provided?	
	Gentle Slope		How many jobs could the site provide for?	
	Steep Slope		Site	
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	v Impact - no Medium Impact - mitigation mitigation required	High Impact — Identified as available land in ELR, recommended for retention.	<b>¬ ¬</b>
	Electricity Pylon (+ 10m buffer zone)	required	required	
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land			
	Minerals Legacy (quarries and coal			
	Minerals Safeguarded Area			
	buffer zone)			

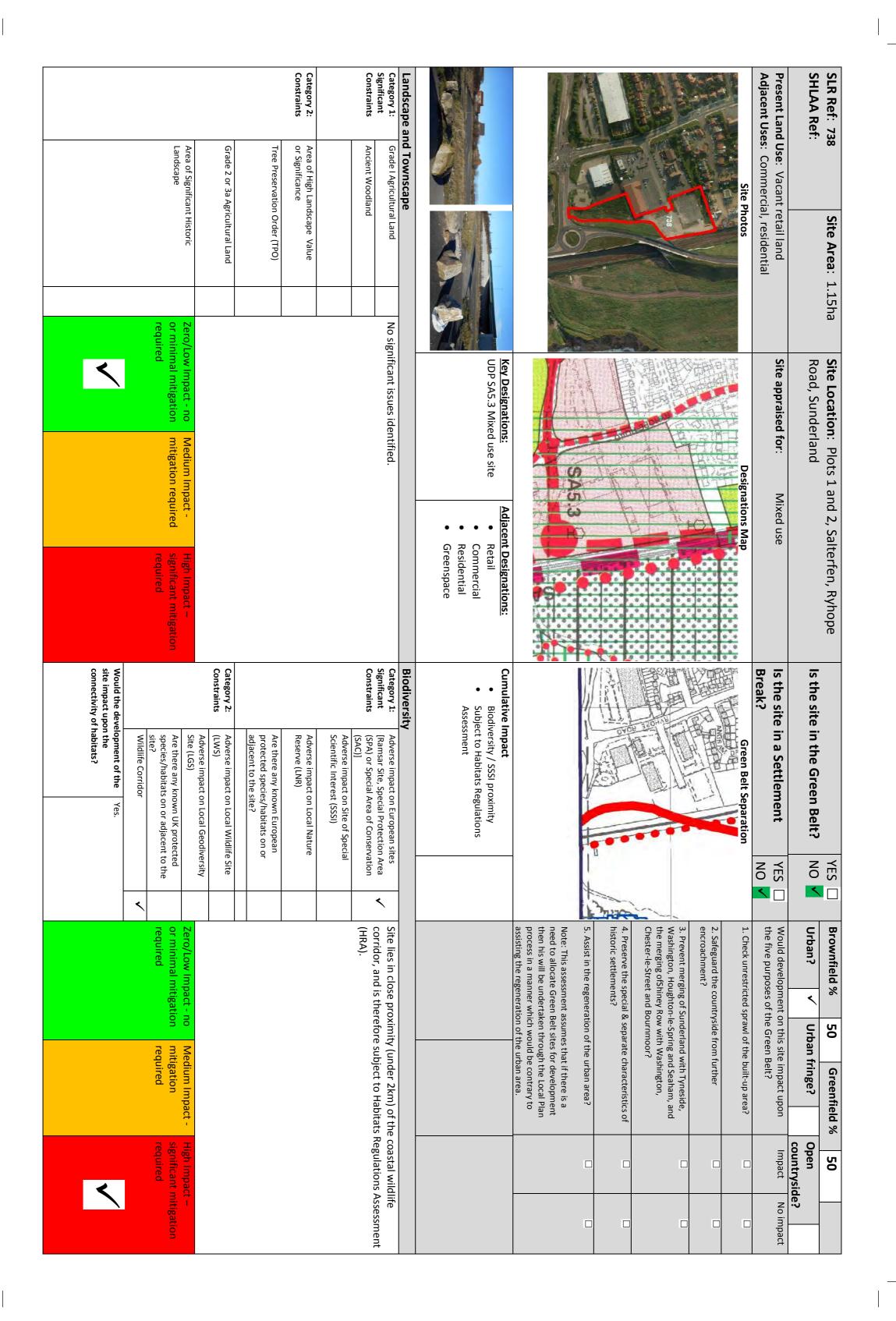


Envi	Does the site have any historical or archaeological significance?	Green Infrastructure  Category 1: Historic Park or Garden (EH List)	The Port forms part of the strategic River Wear and coastal GI	strategic River Wear
Constraints (+ som buller zone il not designated)	The site contains significant local archaeological interest, and lies adjacent to the listed South Pier.	Significant Constraints Village Green	corridors.	
World Heritage Site & Setting (+ candidate)		Cemetery / Churchyard		
Grade I/Grade II*Listed Building/Structure	Ca	Category 2: Public Open Space/Playing Field/Play Constraints Area		
Category 2: Grade II Listed Building/Structure	<	Natural greenspace		
Conservation Area		Allotment		
Archaeological Site (Known &	Medium Impact -	Public Right of Way		Medium Impact -
potential)	or minimal mitigation mitigation required significant mitigation required required	(cycleway/ footpath/bridleway)  Green Infrastructure corridor	or minimal mitigation required	mitigation required
		Is the proposed development site No. designated as open space or playing fields?		<
Flooding	Ī	Infrastructure and Services		
Flood Risk Zone 3B (Functional Floodplain)	Parts of the site lie within Flood Risk Zone 3B. Part of the site also	Is there road capacity for site traffic generation?	Traffic impact assessment required. Heavy goods rail line reopened.	trequired. Heav
Flood Risk Zone 3A (High		requirements?  Is there education/community/health facility capacity for	_ 5 of Sunderland Strategic Transport Corridor will improve highway	Transport Corrid
Vuinerability)	V Str	what is the broad accessibility of the site to local road network, local shopping services, public transport, education and		
Flood Risk Zone 2(Medium  Vulnerability)	Medium Impact - High Impact -		npact - no	Medium Impact -
Groundwater Flooding	✓ required required 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)	10%			<
Critical Drainage Area				
Source Protection Zone				
<b>Ground Conditions &amp; Contamination</b>		_		
<b>Site</b> Predominantly Flat  Topography	Port contains petroleum depot, therefore within HSE Inner blast zone.  Possible contamination from previous industrial uses.	What is considered suitable on the site? Employment  How many homes could be provided?		
Gentle Slope	Но	How many jobs could the site provide for?		
Undulating Steep Slope	Si	Site Appraisal Conclusion		
	Zoro/Lour Impact to Mading Impact	dentified for further consideration libely to be		C:+0::0000:100
	✓ Zero/Low Impact - no Medium Impact - High Impact - Identificant mitigation   High I	Identified for further consideration, likely to be retained for employment uses.	Site is considered suitable for	Site is considered potentially
Constraints Inner Zone	required		development	suitable for
Electricity Pylon (+ 10m buffer zone)			1	development
Landfill sites, Contaminated land				<u> </u>
Minerals Legacy (quarries and coal				<
Minerals Safeguarded Area				
high voltage electricity line(+10m buffer zone)				

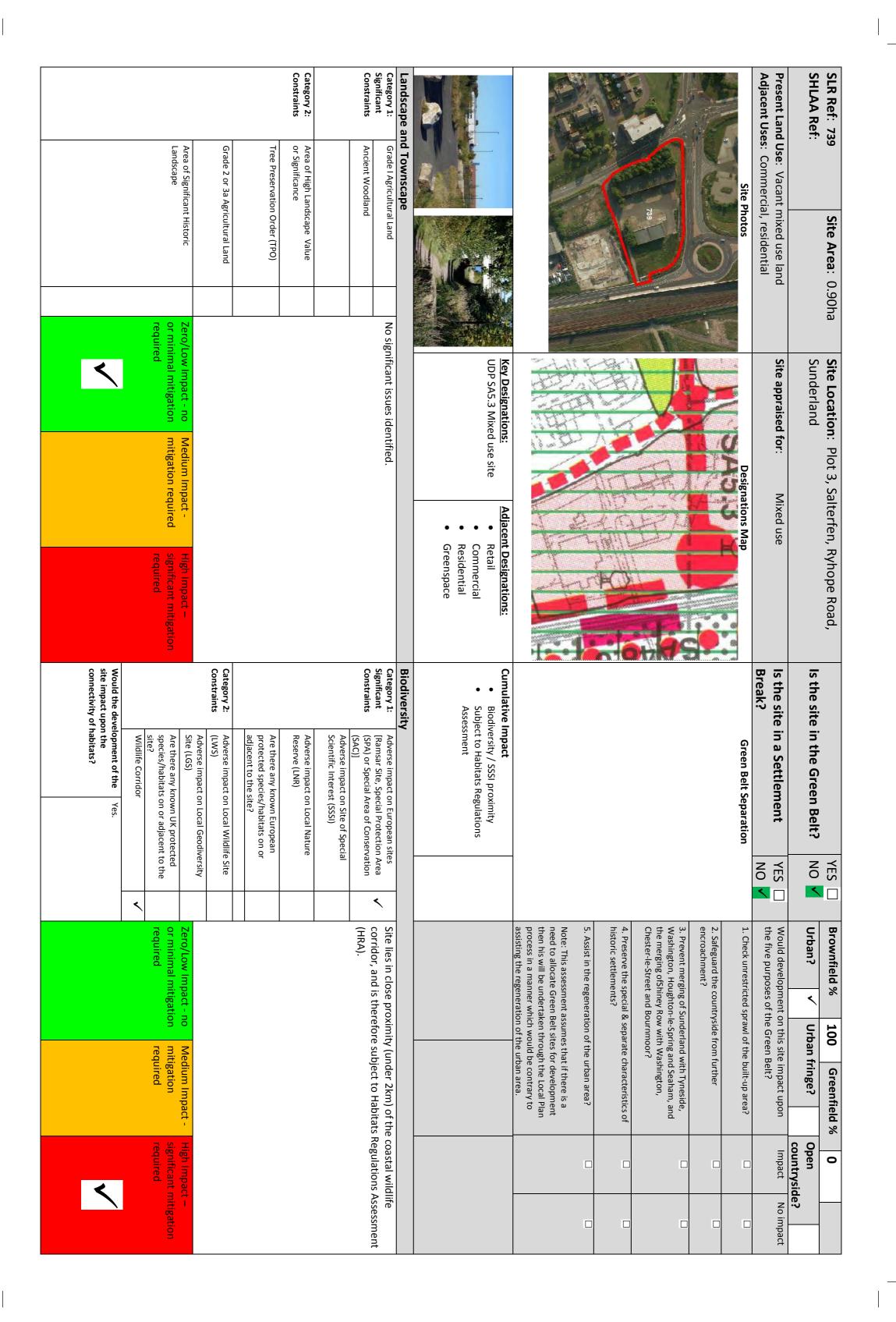


Grade (Note) as a functional and part and part and provided in the part and	Historic Env Category 1: Significant Constraints	Historic Environment and Culture  Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated)  Constraints	Does the site have any historical or archaeological significance?  Local archaeological interest.	rastrı	The Port forms part of the strategic River Wear and coastal GI corridors.
Auditing Structure  Grade (Visuale) Friedrick Structure  Grade (Visuale) Friedrick Structure  Anchaeological Structure  An	Constraints			Constraints Village Green	een
Golde   Clonde   Trusted		World Heritage Site & Setting (+ candidate)		Cemete	Cemetery / Churchyard
Grade # Listed Building/Structure   Correction Area   Correction Area   Correction Area   Correction   Corr		Grade I/Grade II*Listed Building/Structure			Public Open Space/Playing Field/Play Area
Conservation Area  Actinachigical Site (Known & Zero/Low Impact - no mitigation required potential).  Actinachigical Site (Known & Zero/Low Impact - no mitigation required required potential).  Frood flisk Zone 38 (Figh)  Vulnerability)  Red flisk Zone 38 (Figh)  Vulnerability)  Red flisk Zone 38 (Figh)  Vulnerability)  Vulnerability)  Surface Water Flooding - So Is and within 1 and Indicate method in Control and a control flish and within 1 in 100 anderse flexibility  Surface Water Flooding - So Is and within 1 and Indicate method in Control and a control flish and within 1 in 100 anderse flexibility  Surface Water Flooding - So Is and within 1 and Indicate method in Control and a control fligation in Control flight on the port's petroleum  Surface Water Flooding - So Is and within 1 and Indicate method in Control flight on the port's petroleum  Surface Water Flooding - So Is and within 1 and Indicate method in Control flight on the port's petroleum  Surface Water Flooding - So Is and within 1 and Indicate method in Contamination  Surface Water Flooding - So Is and within 1 and Indicate method in Contamination  Surface Water Flooding - So Is and within 1 and Indicate method in Contamination  Surface Water Flooding - So Is and within 1 and Indicate method in Contamination  Surface Water Flooding - So Is and Medium Impact - method in Contamination  Surface Water Flooding - So Is and Medium Impact - method in Contamination  Surface Water Flooding - So Is and Medium Impact - method in Contamination  Surface Water Flooding - So Is and Medium Impact - method in Contamination  Surface Water Flooding - So Is and Medium Impact - method in Contamination  Surface Water Flooding - So Is and Medium Impact - method in Contamination  Surface Water Flooding - So Is and Medium Impact - method in Contamination  Surface Water Flooding - So Is and Medium Impact - method in Contamination  Surface Water Flooding - So Is and Medium Impact - method in Contamination  Surface Water Flooding - So Is and Medium Impact - method in Contami	Category 2:	Grade II Listed Building/Structure		Na	Natural greenspace
Accidence of the potential of the potent		Conservation Area			Allotment
Accordance Procedure (Pass)  Flood Bisk Zone 36 (Functional Flooding-Rood Bisk Zone 24 (Medium Mater Flooding-Rooding)  Flood Bisk Zone 24 (Medium Content Procedure)  Flood Bisk Zone 24 (Medium Content Zone)  Flood Bisk Zone 24 (		Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation required  Medium Impact - mitigation required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor
Flood Risk Zone 3R (Functional Flood) Risk Zone 2(Medium Vulnerability)  Flood Risk Zone 2(Medium Vulnera			<	Is the proposed designated as o fields?	Is the proposed development site  designated as open space or playing fields?
Flood Risk Zone 36 (High Vulnerability)  Flood Risk Zone 20 (High Impact - No Wedium Impact - No Wedium Impact - No Steel Steep Stope  Flood Risk Zone 20 (High Impact - No Medium Impact - No Steep Steep Stope  Flood Risk Zone 20 (High Impact - No Medium Impact - No Steep St	Flooding			Infrastructi	Infrastructure and Services
Flood Risk Zone 3A (High Vulnerability)  Flood Risk Zone 2(Medium Zero/Low Impact - no Vulnerability)  Flood Risk Zone 2(Medium Zero/Low Impact - no Vulnerability)  Flood Risk Zone 2(Medium Zero/Low Impact - no Vulnerability)  Flood Risk Zone 2(Medium Zero/Low Impact - no Vulnerability)  Flood Risk Zone 2(Medium Zero)  Flood Risk Zone 2(Medium Zero		one.	Site lies within area of lower incidence groundwater flooding.	Is there road ca	Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site
Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding — % of land Within 1 in 30 incidence (high) Surface Water Flooding — % of land Within 1 in 100 incidence (high) Surface Water Flooding — % of land Within 1 in 100 incidence (high) Surface Water Flooding — % of land Within 1 in 100 incidence (high) Surface Water Flooding — % of land Within 1 in 100 incidence (high) Surface Water Flooding — % of land Within 1 in 100 incidence (high) Surface Water Flooding — % of land Within 1 in 100 incidence (high) Surface Water Flooding — % of land Within 1 in 100 incidence (high) Surface Water Flooding — % of land Within 1 in 100 incidence (high) Surface Water Flooding — % of land Within 1 in 100 incidence (high) Surface Water Flooding — % of land Within 1 in 100 incidence (high) Surface Water Flooding — % of land Surface Water Flooding — % of land Surface Water Flooding — % of land Within 1 in 100 incidence (high) Surface Water Flooding — % of land Sur		Flood Risk Zone 3A (High		Is there water ar requirements? Is there education is the requirement.	Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?
Flood Risk Zone 2(Medium Vulnerability) Vulnerability Vuln				What is the broad local shopping se community oppo	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?
Groundwater Flooding — % of land within 1 in 30 incidence (ligh) Surface Water Flooding — % of land within 1 in 100 incidence (less) Surface Water Flooding — % of land within 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone Source Protection Zone  Predominantly Flat Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Health & Safety Executive (HSE) Fleath High Voltage electricity line(+10m Minerals Legacy (quarries and coal Minerals Companies (Line Companies)  Frequired  Freq		Flood Risk Zone 2(Medium Vulnerability)	Medium Impact - mitigation required		
Surface Water Flooding — % of land within 1 in 30 incidence (high)  Surface Water Flooding — % of land within 1 in 30 incidence (medium)  Surface Water Flooding — % of land within 1 in 100 incidence (medium)  Critical Drainage Area  Source Protection Zone  Predominantly Flat  Gentle Slope  Undulating  Steep Slope  Health & Safety Executive (HSE) COMAH Development Proximity or Health & Safety Executive (HSE) Electricity Pylon (+ 10m buffer zone)  HSE COMAH Middle or Outer Zone Electricity Pylon (+ 20m buffer zone)  HSE COMAH Middle or Outer Zone  High Voltage electricity line(+10m buffer zone)  Whinerals Legacy (quarries and coal mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)  Has Coman and the safety Executive (HSE) Company 2: HSE Coman and to all mining)  Minerals Legacy (quarries and coal mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)  High Voltage electricity line(+10m buffer zone)		Groundwater Flooding	required		
Surface Water Flooding - % of land within 1 in 100 incidence (medium)  Surface Water Flooding - % of land within 1 in 100 incidence (medium)  Surface Water Flooding - % of land within 1 in 100 incidence (medium)  Surface Water Flooding - % of land within 1 in 100 incidence (medium)  Surface Water Flooding - % of land within 1 in 100 incidence (medium)  Surface Water Flooding - % of land within 1 in 100 incidence (medium)  Surface Water Flooding - % of land within 1 in 100 incidence (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)  Source Protection Zone  Site lies within an HSE Outer blast zone, relating to the port's petroleum depot. Possible contamination from previous industrial uses.  Seentle Slope  Undulating  Steep Slope  Medium Impact - no mitigation required  Significant mitigation required  Significant mitigation required  Minerals Legacy (quarries and coal mining)  Minerals Legacy (q		Surface Water Flooding –% of land within 1 in 30 incidence (high)			
within in 1 motor incidence (less)  Critical Drainage Area  Source Protection Zone  Predominantly Flat  Gentle Slope  Undulating Steep Slope  Straints  Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)  HSE COMAH Middle or Outer Zone Electricity Pylon (+ 20m buffer zone)  HSE COMAH Middle or Outer Zone High Voltage electricity line(+10m  Minerals Legacy (quarries and coal mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m  buffer zone)  Weldium Impact - Medium Impact - Significant mitigation required required  Figh Impact - Significant mitigation required required  Weldium Impact - Significant mitigation required		Surface Water Flooding – % of land within 1 in 100 incidence (medium)			
Source Protection Zone    Source Protection Zone   Source Protection Zone		within 1 in 1000 incidence (less) Critical Drainage Area			
Jund Conditions & Contamination         Sepaphy       Predominantly Flat       ✓       Site lies within an HSE Outer blast zone, relating to the port's petroleum depot. Possible contamination from previous industrial uses.         Bentle Slope       Undulating       Steep Slope       Zero/Low Impact - no undulating or mitigation inner Zone       Medium Impact - significant mitigation required inner Zone       High Impact - significant mitigation required required         Broy 2: Inner Zone       HSE COMAH Middle or Outer Zone inning)       ✓       Milinerals Lagacy (quarries and coal mining)       ✓         Milinerals Safeguarded Area intification buffer zone)       Milinerals Safeguarded Area intification buffer zone)       Milinerals Safeguarded Area intification intificant mitigation required required       Milinerals Safeguarded Area intification intification required		Source Protection Zone			
Predominantly Flat  Predominantly Flat  Predominantly Flat  Site lies within an HSE Outer blast zone, relating to the port's petroleum depot. Possible contamination from previous industrial uses.    Gentle Slope	<b>Ground Cor</b>	ditions & Contamination		Suitability a	Suitability and Deliverability
Gentle Slope  Indulating  Steep Slope  COMAH Development Proximity or Inner Zone  Electricity Pylon (+ 10m buffer zone)  HSE COMAH Middle or Outer Zone  Minerals Legacy (quarries and coal mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)  Medium Impact - Medium Impact - mitigation required required required  Medium Impact - mitigation mitigation required required  Medium Impact - mitigation required required required  Medium Impact - mitigation required required  Medium Impact - mitigation required required  Fequired  This is a safety Executive (HSE)  All and Impact - mitigation required required  Medium Impact - mitigation required  Fequired  Fequired  This is a safety Executive (HSE)  Medium Impact - mitigation required  Fequired  This is a safety Executive (HSE)  Medium Impact - mitigation required  Fequired  Fequired  Fequired	Site Topography	Predominantly Flat		What is consider How many home	What is considered suitable on the site? Employment How many homes could be provided?
Undulating  Steep Slope  Steep Slope  Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)  HSE COMAH Middle or Outer Zone Aligh Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area  High Impact - Significant mitigation required required  Prequired  Medium Impact - Significant mitigation required required  Mitigation required  Mitigation required  Mitigation required  Frequired  Frequired  Medium Impact - Significant mitigation required required  Frequired		Gentle Slope		How many job	How many jobs could the site provide for?
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Medium Impact - no or minimal mitigation mitigation required required  Fequired  Medium Impact - no mitigation required significant mitigation required required  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)		Undulating Steep Slope		Site Appra	Site Appraisal Conclusion
S COMAH Development Proximity or Inner Zone Inner Zone Electricity Pylon (+ 10m buffer zone)	Category 1:	Health & Safety Executive (HSE)	Medium Impact -	Requires fu	Requires further policy consideration but likely to
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)	Significant Constraints	COMAH Development Proximity or Inner Zone	al mitigation mitigation required	be retained	be retained for employment use
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Electricity Pylon (+ 10m buffer zone)			
Minerals Legacy (quarries and coal mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)	Category 2: Constraints	HSE COMAH Middle or Outer Zone			
Minerals Legacy (quarries and coal mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)		Landfill sites, Contaminated land			
Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)		Minerals Legacy (quarries and coal mining)			
		High Voltage electricity line(+10m			

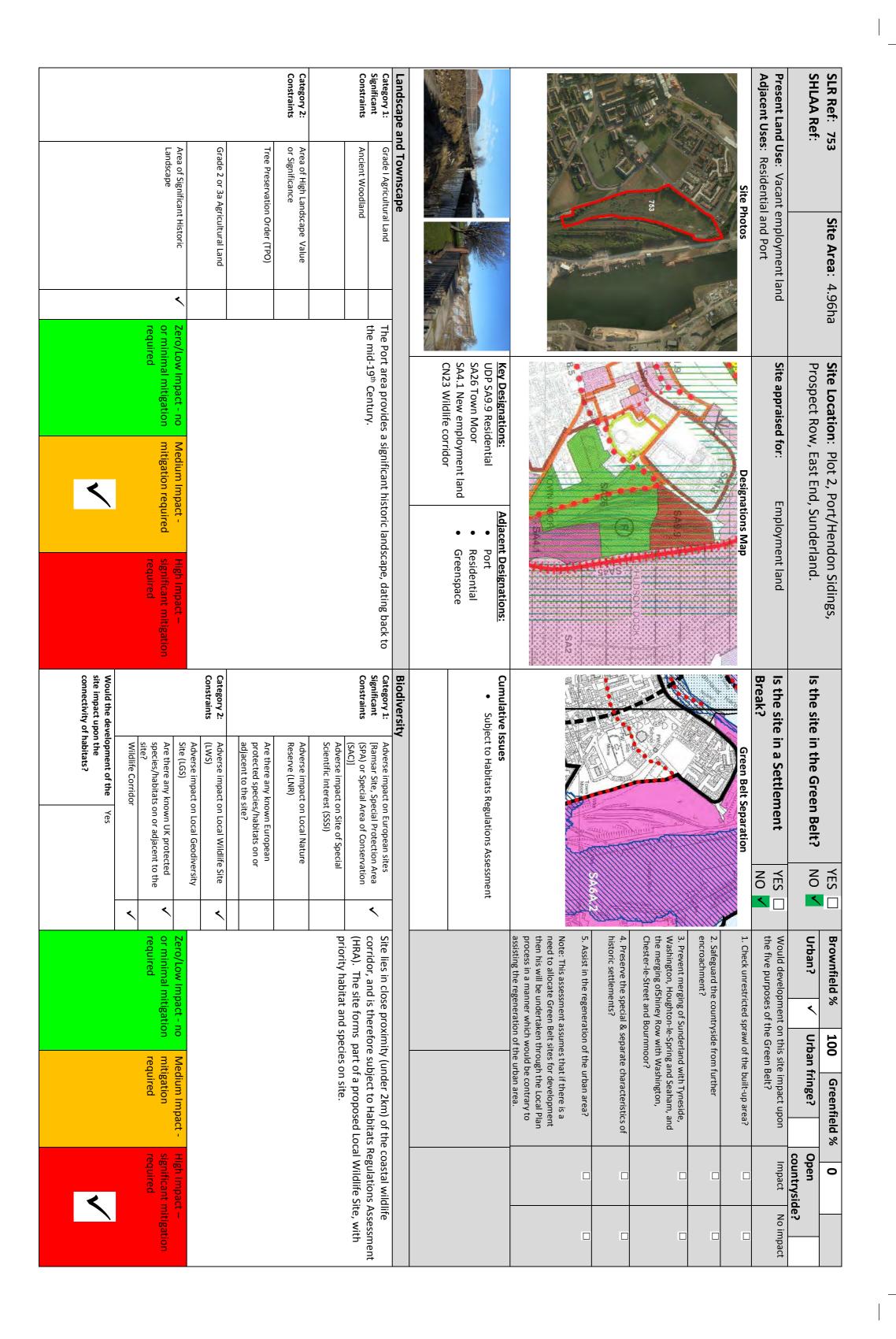
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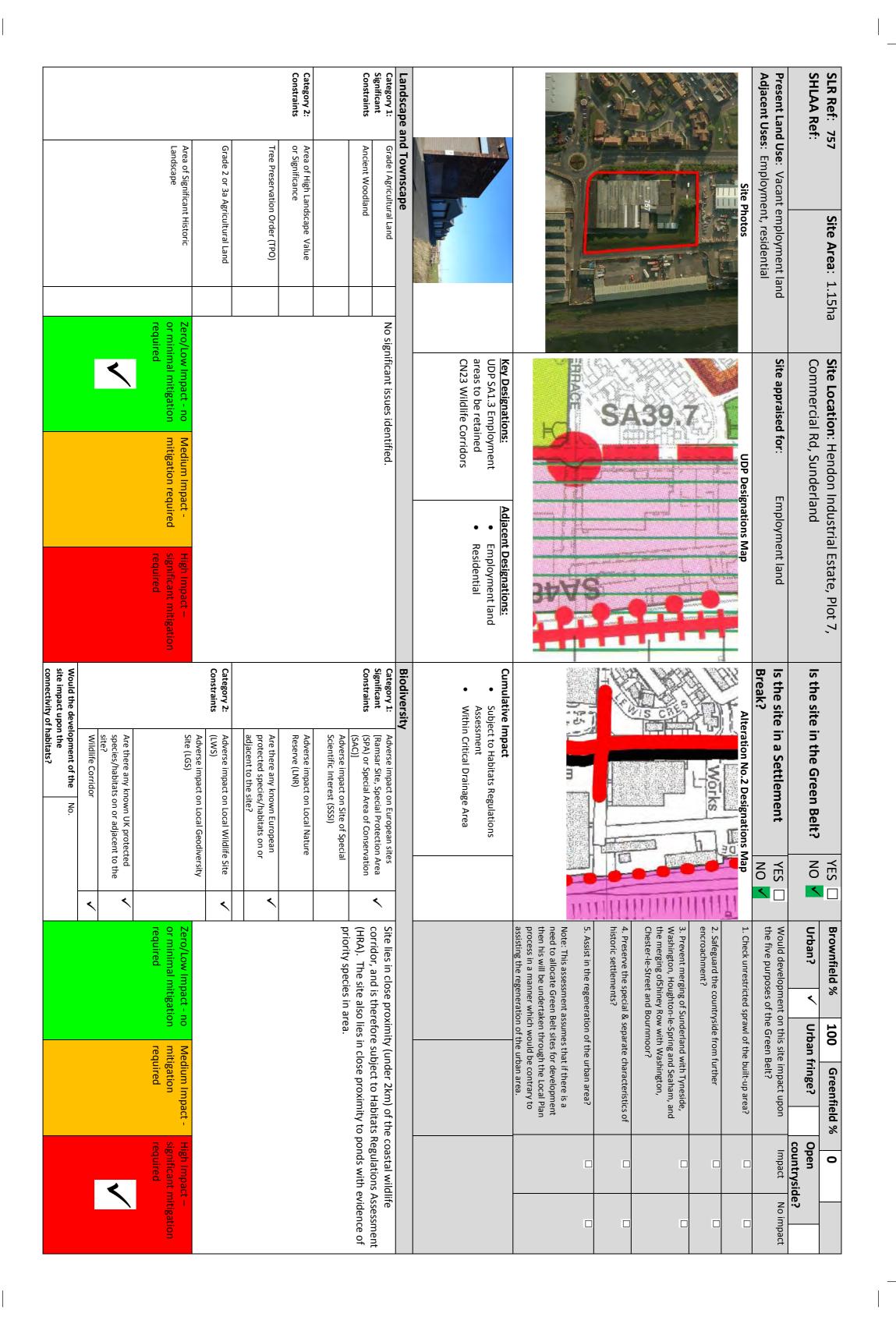


Historic Env Category 1: Significant	Historic Environment and Culture  Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance?		Green Infrastructure Category 1: Historic Park or Garden (EH List) Significant
Constraints				Constraints Village Green
	World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard
	Grade I/Grade II*Listed Building/Structure		2 2	Category 2: Public Open Space/Playing Field/Play Constraints Area
Category 2: Constraints	Grade II Listed Building/Structure			
	Conservation Area			
	Archaeological Site (Known & potential)	Zero/Low Impact - no Medium Impact - required Medium Impact - required strength of the strengt	High Impact – significant mitigation required	
		<		Is the proposed development site designated as open space or playing fields?
Flooding			Ir.	Infrastructure and Services
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	ains a small pocket of land that vater flooding. Also subject to l		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site
	Flood Risk Zone 3A (High Vulnerability)	TOO COLLEGE.	sit oc cc	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 required	High Impact – significant mitigation required	
	Surface Water Flooding – % of land	97		
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)		<u> </u>	
	within 1 in 1000 incidence (less) 10%  Critical Drainage Area	0.		
	Source Protection Zone			
Ground Co	Ground Conditions & Contamination		Sı	Suitability and Deliverability
Site Topography	Predominantly Flat	No significant issues identified.	H. W	What is considered suitable on the site?  How many homes could be provided?
	Gentle Slope		Ŧ	How many jobs could the site provide for?
	Undulating		C.	Site Appr
	Steep Slope		U	Site Appraisal Conclusion
Category 1:	Health & Safety Executive (HSE)	Zero/Low Impact - no Medium Impact -	High Impact – Si	Site is potentially suitable for mixed use
Constraints	Electricity Pylon (+ 10m buffer zone)			
Category 2:	HSE COMAH Middle or Outer Zone			
	Minerals Legacy (quarries and coal mining)			
	Minerals Safeguarded Area High Voltage electricity line(+10m			
	pullel zolle)			

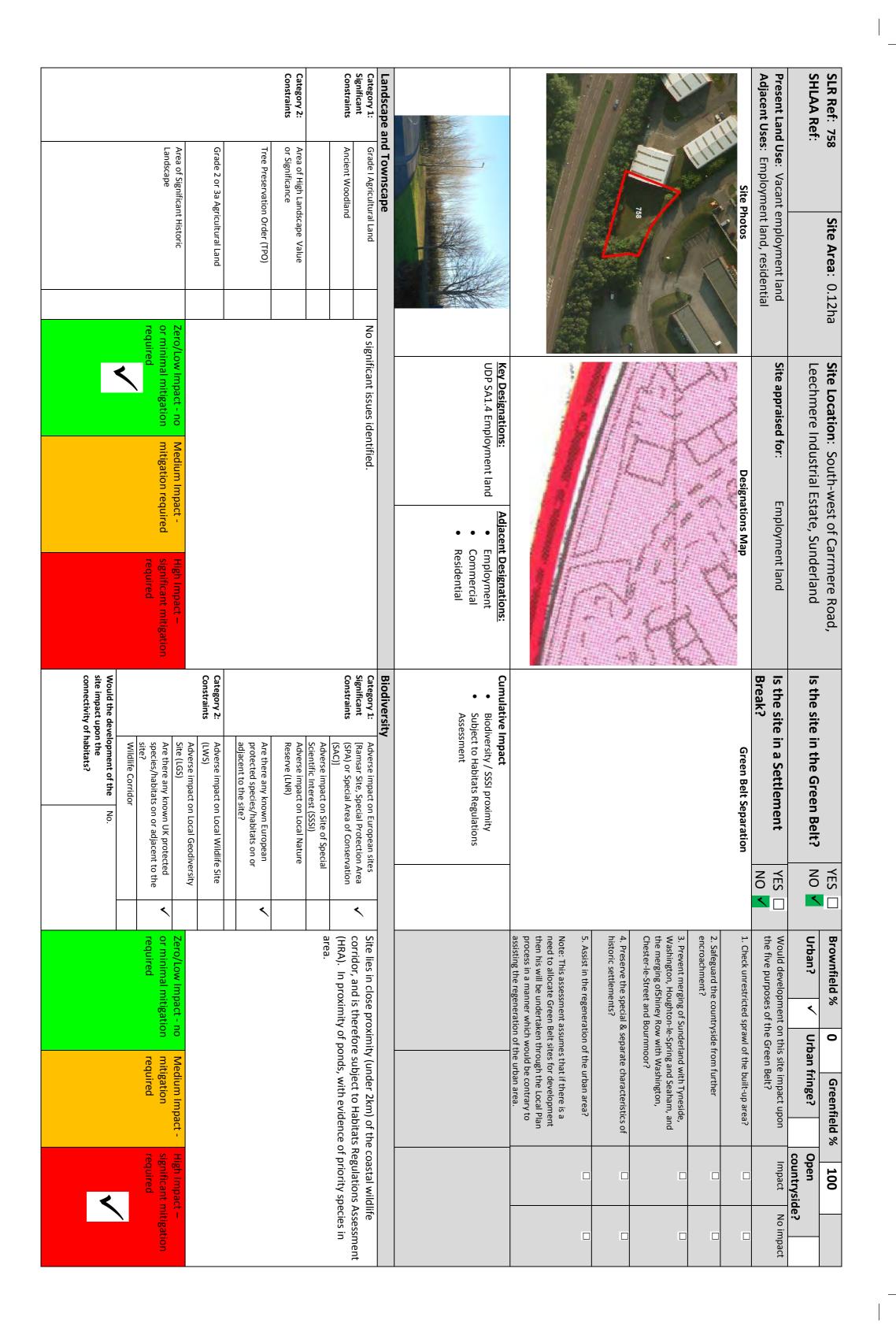


Category 1: He Significant CO Constraints Inr Category 2: HS Constraints Mi Mi	Topography Ge Un	<b>Ground Condit</b>	Category 2: Fig		Flooding	p <sub>o</sub> Ar Cc	Grategory 2: Grategory 5: Grate	Cal	Category 1: Sch Significant (+ Constraints	Historic Enviro
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m 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 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Conservation Area Archaeological Site (Known & potential)	Grade I/Grade II*Listed Building/Structure Grade II Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
Zero/Low Impact - no or minimal mitigation required  Tequired  Medium Impact - mitigation mitigation required	No significant issues identified.		or minimal mitigation mitigation required  required  70%	Site contains land that is subject to 1:30 incidence surface water flooding. Also subject to lower incidence groundwater flooding.		Zero/Low Impact - no or minimal mitigation required  Medium Impact - mitigation mitigation required			Does the site have any historical or archaeological significance? No.	
High Impact – significant mitigation required			High Impact – significant mitigation required	ncidence surface water groundwater flooding.		High Impact – significant mitigation required			nificance?	
ELR considers si	What is considered suitable on the site How many homes could be provided? How many jobs could the site provide  Site Appraisal Conclusion	Suitability and Deliverability		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?	Infrastructure and Services	Allotment  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
ELR considers site suitable for alternative uses.	e? for?	Deliverability		Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	and Services	Allotment  Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor elopment site space or playing	Public Open Space/Playing Field/Play Area Natural greenspace	Cemetery / Churchyard	Historic Park or Garden (EH List) Village Green	ucture
uses.	Mixed uses		7.0.5			< <	Play			
Site is considered suitable for development			zero/Low Impact - no or minimal mitigation required	Access to be reviewed in conjunction with Toll Bar junction. Former industrial estate road adopted public highway. Stopping up required for site clearance.		Zero/Low Impact - no or minimal mitigation required			Forms the edge of the coastal Green Infrastructure corridor. A public right of way follows the southern boundary of the site.	
Site is considered potentially suitable for development			Medium Impact - mitigation required	onjunction with Toll lopted public highway.		Medium Impact - mitigation required			oastal Green Infrastruc southern boundary of	
Site is not considered suitable for development			High impact – significant mitigation required	Bar junction. Former . Stopping up required		High Impact – significant mitigation required			ture corridor. A public the site.	

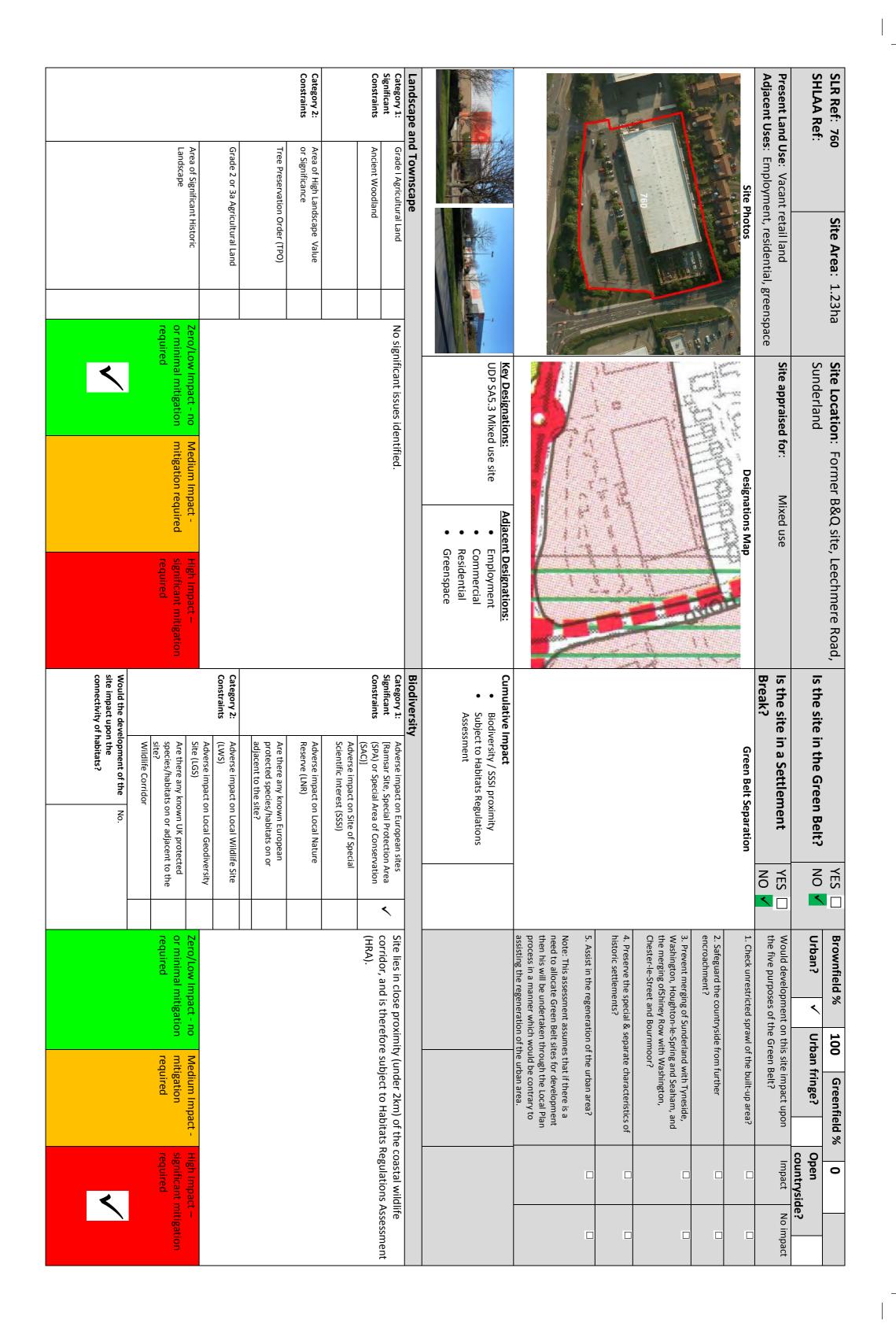




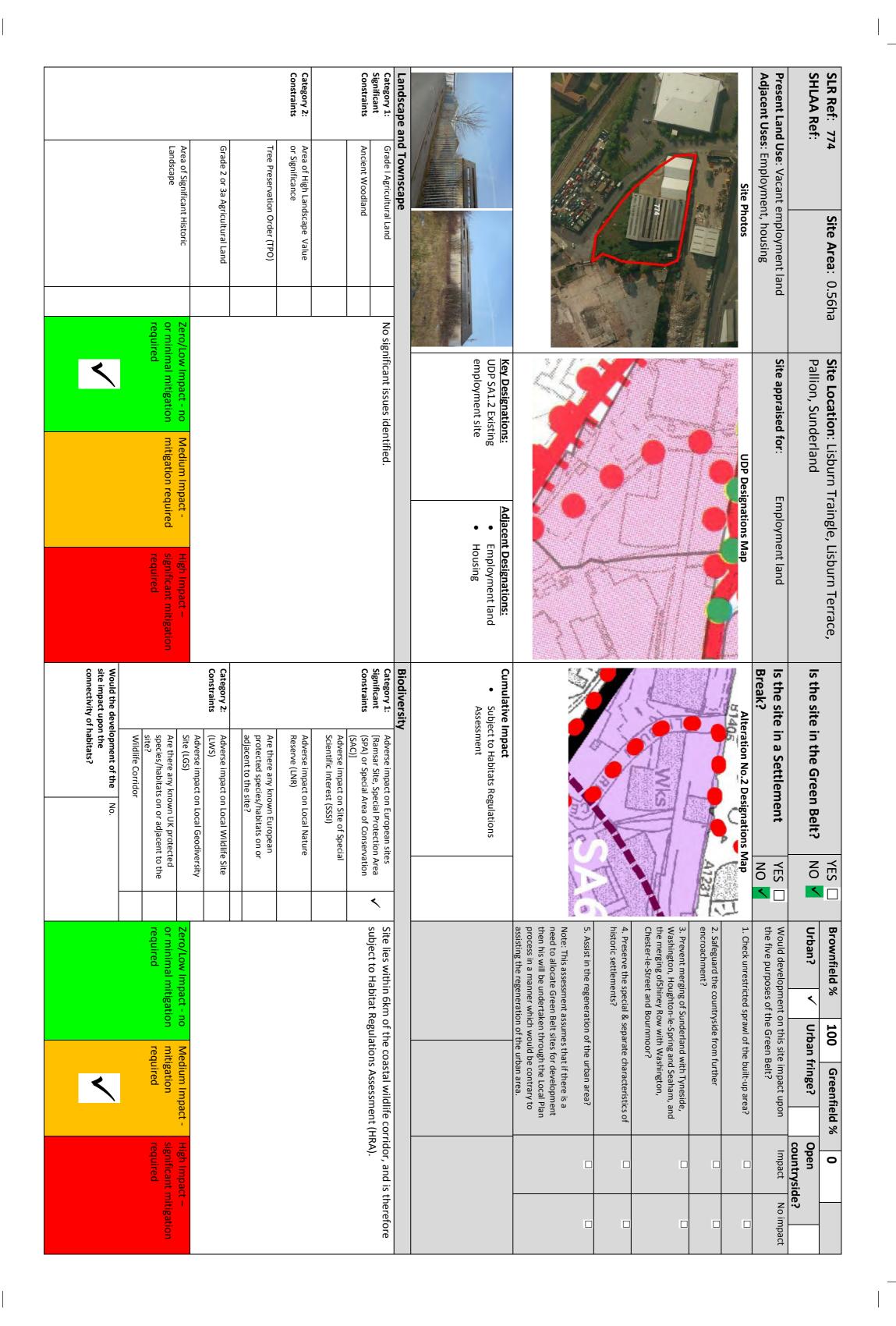
Acchaeological Stric Kloown & ZeroyLow Impact - no Constraints   Conservation Area   Archaeological Stric Kloown & ZeroyLow Impact - no Constraints   Conservation Area   Archaeological Stric Kloown & ZeroyLow Impact - no Constraints   Conservation Area   Archaeological Stric Kloown & ZeroyLow Impact - no Constraints   Conservation Area   Archaeological Stric Kloown & ZeroyLow Impact - no Septimical   The site lies within a Critical Drainage Area.   Constraints   Constraints   Conservation Area   Conservation   Constraints   Constraints   Constraints   Constraints   Conservation Zone   Constraints   Constraint	Historic Environr Category 1: Schec Significant (+ 50) Constraints	Historic Environment and Culture  Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated)  Constraints
Grade I/Grade II*Listed Building/Structure  Grade II Listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)  Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 2(Medium Vulnerability)  Groundwater Flooding -% of land within 1 in 100 incidence (high)  Surface Water Flooding -% of land within 1 in 100 incidence (nedium)  Surface Water Flooding -% of land within 1 in 100 incidence (less)  Critical Drainage Area  Source Protection Zone  Undulating  Steep Slope  Undulating  Steep Slope  Undulating  Steep Slope  Undulating  Steep Slope  Landfill sites, Contaminated land  Minerals Legacy (quarries and coal mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m)	Work candi	d Heritage Site & Setting (+ date)
Conservation Area  Archaeological Site (Known & potential)  Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 2(Medium Vulnerability)  Flood Risk Zone 2(Medium Vulnerability)  Surface Water Flooding – % of land within 1 in 1000 incidence (medium)  Surface Water Flooding – % of land within 1 in 1000 incidence (medium)  Surface Water Flooding – % of land within 1 in 1000 incidence (medium)  Surface Water Flooding – % of land within 1 in 1000 incidence (medium)  Surface Water Flooding – % of land within 1 in 30 incidence (medium)  Surface Water Flooding – % of land within 1 in 100 incidence (medium)  Surface Water Flooding – % of land within 1 in 30 incidence (medium)  Surface Water Flooding – % of land within 1 in 100 incidence (medium)  Surface Water Flooding – % of land within 1 in 30 incidence (medium)  Surface Water Flooding – % of land within 1 in 30 incidence (medium)  Surface Water Flooding – % of land within 1 in 30 incidence (medium)  Surface Water Flooding – % of land within 1 in 30 incidence (medium)  Surface Water Flooding – % of land within 1 in 30 incidence (medium)  Surface Water Flooding – % of land within 1 in 30 incidence (medium)  Surface Water Flooding – % of land within 1 in 100 incidence (medium)  Surface Water Flooding – % of land within 1 in 30 incidence (medium)  Surface Water Flooding – % of land within 1 in 30 incidence (medium)  Surface Water Flooding – % of land within 1 in 30 incidence (medium)  Surface Water Flooding – % of land within 1 in 30 incidence (medium)  Surface Water Flooding – % of land within 1 in 30 incidence (medium)  Surface Water Flooding – % of land within 1 in 30 incidence (medium)  Surface Water Flooding – % of land within 1 in 30 incidence (medium)  Surface Water Flooding – % of land within 1 in 30 incidence (medium)  Surface Water Flooding – % of land within 1 in 30 incidence (medium)  Surface Water Flooding – % of land within 1 in 30 incidence (medium)  Surface Water Flooding – % of land within 1 in 100 incidence (medium)  Surface Water Flooding – % o	Grade Buildi	।/Grade II*Listed ng/Structure
Conservation Area  Archaeological Site (Known & potential)  Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 2(Medium Vulnerability)  Flood Risk Zone 2(Medium Vulnerability)  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 (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 incidence (fligh)  Surface Water Flooding -% of land within 1 in 100 in 100 in 100	Category 2: Grade	II Listed Building/Structure
Archaeological Site (Known & potential)  Selectricity Pylon (+ 10m buffer zone)  Half CoMAH Middle or Outer Zone  Landfill sites, Contage electricity line(+10m  Archaeological Site (Known & potential)  Flood Risk Zone 3B (Functional Floodinal Flood Risk Zone 2 (Medium Vulnerability)  Flood Risk Zone 2 (Medium Vulnerability)  Flood Risk Zone 2 (Medium Vulnerability)  Surface Water Flooding - % of land within 1 in 30 incidence (high)  Surface Water Flooding - % of land within 1 in 1000 incidence (medium)  Surface Water Flooding - % of land within 1 in 1000 incidence (less)  Critical Drainage Area  Voltage Predominantly Flat  V  Gentle Slope  Undulating  Steep Slope  Lectricity Pylon (+ 10m buffer zone)  Hase COMAH Middle or Outer Zone  Landfill sites, Contaminated land  Minerals Legacy (quarries and coal mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m		ervation Area
Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)  Flood Risk Zone 2(Medium Vulnerability)  Surface Water Flooding – % of land within 1 in 30 incidence (high)  Surface Water Flooding – % of land within 1 in 1000 incidence (medium)  Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone  Conditions & Contamination  Predominantly Flat  Predominantly Flat  Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone  Electricity Pylon (+ 10m buffer zone)  HSE COMAH Middle or Outer Zone  High Voltage electricity line(+10m  Minerals Safeguarded Area  High Voltage electricity line(+10m	Archa poter	gical Site (Known
Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)  Groundwater Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area  Source Protection Zone  Conditions & Contamination  Predominantly Flat  V  Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m		
Flood Risk Zone 3A (High Vulnerability)  Flood Risk Zone 2(Medium Vulnerability)  Groundwater Flooding — % of land within 1 in 30 incidence (high) Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Critical Drainage Area  Source Protection Zone  Conditions & Contamination  Predominantly Flat  V  Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m		Risk Zone 3B (Functional
Flood Risk Zone 3A (High Vulnerability)  Flood Risk Zone 2(Medium Vulnerability)  Groundwater Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (medium)  Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area  Fredominantly Flat  V  Gentle Slope Undulating Steep Slope Undulating Steep Slope Electricity Pylon (+ 10m buffer zone) HSE COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Category 1: Flood Significant Flood Constraints	2one
Flood Risk Zone 2(Medium Vulnerability)  Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high)  Surface Water Flooding – % of land within 1 in 100 incidence (medium)  Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone  Conditions & Contamination  Predominantly Flat  y  Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)  HSE COMAH Middle or Outer Zone  Landfill sites, Contaminated land  Minerals Legacy (quarries and coal mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m	Flood Vulne	ne
Surface Water Flooding – % of land within 1 in 30 incidence (high)  Surface Water Flooding – % of land within 1 in 100 incidence (medium)  Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone  Conditions & Contamination  Predominantly Flat  Y  Gentle Slope  Undulating  Steep Slope  Health & Safety Executive (HSE)  COMAH Development Proximity or Inner Zone  Electricity Pylon (+ 10m buffer zone)  HSE COMAH Middle or Outer Zone  Landfill sites, Contaminated land  Minerals Legacy (quarries and coal mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m	Category 2: Flood Constraints Vulne Groun	Risk Zone 2(Medium rability) ndwater Flooding
Surface Water Flooding — % of land within 1 in 100 incidence (medium)  Surface Water Flooding — % of land within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone  Conditions & Contamination  Predominantly Flat  y  Gentle Slope  Undulating  Steep Slope  Health & Safety Executive (HSE)  COMAH Development Proximity or Inner Zone  Electricity Pylon (+ 10m buffer zone)  HSE COMAH Middle or Outer Zone  Landfill sites, Contaminated land  Minerals Legacy (quarries and coal mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m	Surfa withi	ce Water Flooding – % of land n 1 in 30 incidence (high)
within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone  Fredominantly Flat  Predominantly Flat  Gentle Slope  Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Surfa withi Surfa	ce Water Flooding – % of land 1 in 100 incidence (medium) ce Water Flooding – % of land
Source Protection Zone  Conditions & Contamination  Predominantly Flat  y  Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	withi Critic	n 1 in 1000 incidence (less)
Predominantly Flat  y  Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Sourc	e Protection Zone
Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	round Conditio	ns & Contamination
Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Topography Predo	ominantly Flat
Steep Slope  Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Gentl	e 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	Undu	lating
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		Slope h & Safety Executive (HSF)
Electricity Pylon (+ 10m buffer zone)  HSE COMAH Middle or Outer Zone  Landfill sites, Contaminated land  Minerals Legacy (quarries and coal mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m	Significant COM/	AH Development Proximity or 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		icity Pylon (+ 10m buffer zone)
Landfill sites, Contaminated land  Minerals Legacy (quarries and coal mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m		OMAH Middle or Outer Zone
Minerals Legacy (quarries and coal mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m	Constraints Landf	
Minerals Safeguarded Area High Voltage electricity line(+10m	Mine minin	als Legacy (quarries and coal g)
	Miner High	rals Safeguarded Area Voltage electricity line(+10m



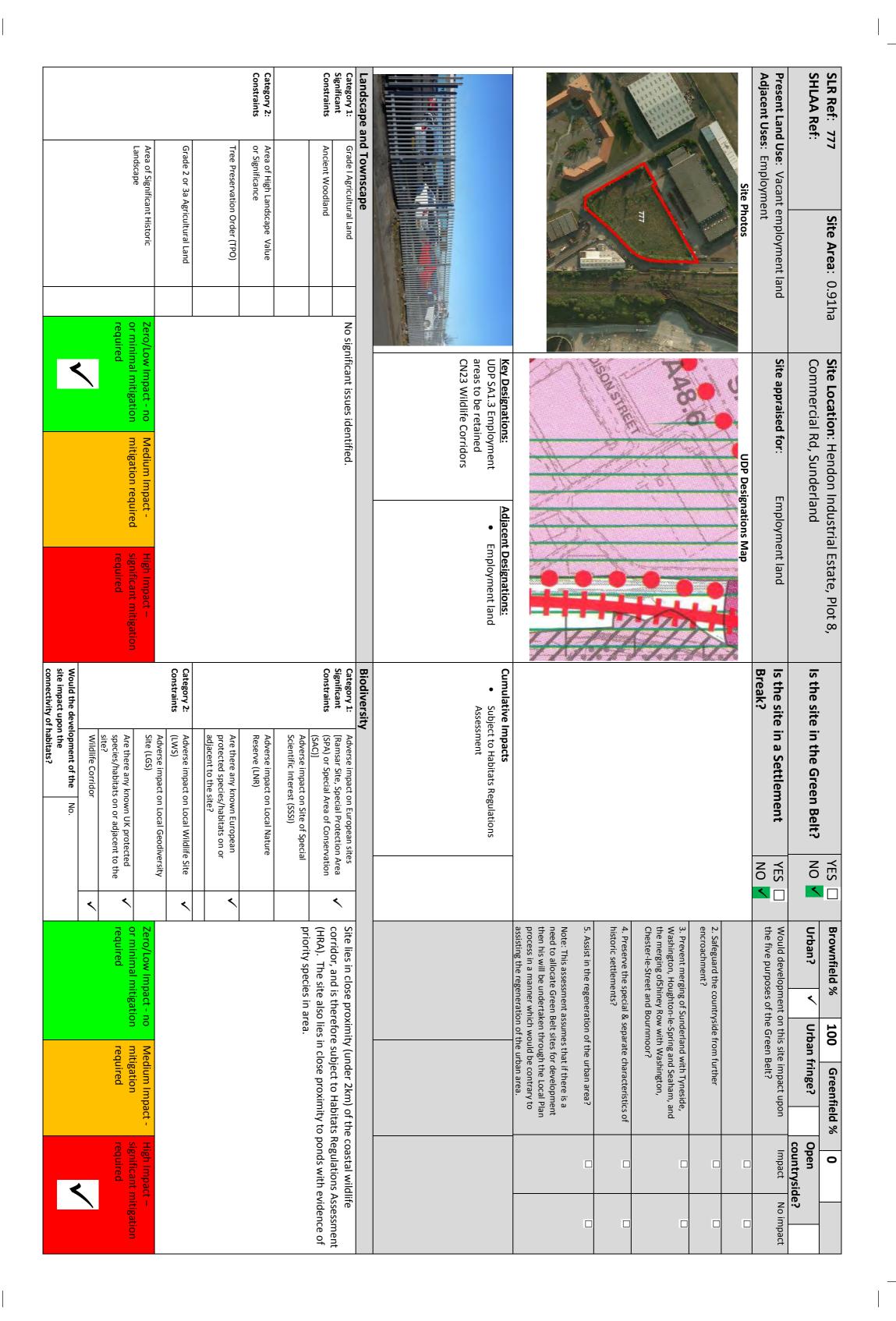
<u>ii</u>	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance?		Green Infrastructure  Category 1: Historic Park or Garden (EH Ust) Significant	Garden (єн ust)
Constraints		3	0.5	Constraints Village Green	Green
	World Heritage Site & Setting (+ candidate)			Cem	Cemetery / Churchyard
	Grade I/Grade II*Listed Building/Structure		0.0	Category 2: Constraints	Public Open Space/Playing Field/Play Area
Category 2: Constraints	Grade II Listed Building/Structure				Natural greenspace
<u> </u>	Conservation Area				Allotment
	Archaeological Site (Known & potential)	Zero/Low Impact - no	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor
		<		Is the propose designated as fields?	Is the proposed development site designated as open space or playing fields?
Flooding				าfrastrเ	Infrastructure and Services
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Site is subject to lower incidence groundwater flooding.		Is there road calls there water a requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?
. 1	Flood Risk Zone 3A (High Vulnerability)		0 - 8 -	Is there education/ site requirements? What is the broad a local shopping serv community opport	Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no	High Impact – significant mitigation required		
	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium)				
	Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	<			
Source Prot  Ground Conditions &	Source Protection Zone  Jitions & Contamination		6	uitability a	Suitability and Deliverability
שווע כטווע				hat is san	idered suitable on the sit
Site Topography	Predominantly Flat	✓ No significant issues identified.		/hat is cons ow many h	What is considered suitable on the site? How many homes could be provided?
	Gentle Slope		T <sub>+</sub>	ow many j	How many jobs could the site provide for?
	Steep Slope Steep Slope		S	ite Appr	Site Appraisal Conclusion
	Health & Safety Executive (HSE) COMAH Development Proximity or	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	High Impact – Righticant mitigation	etain em	Retain employment allocation
	Electricity Pylon (+ 10m buffer zone)	required	required		
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land				
1 1	Minerals Legacy (quarries and coal mining)				
	Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				
	Ollief Zolle)				



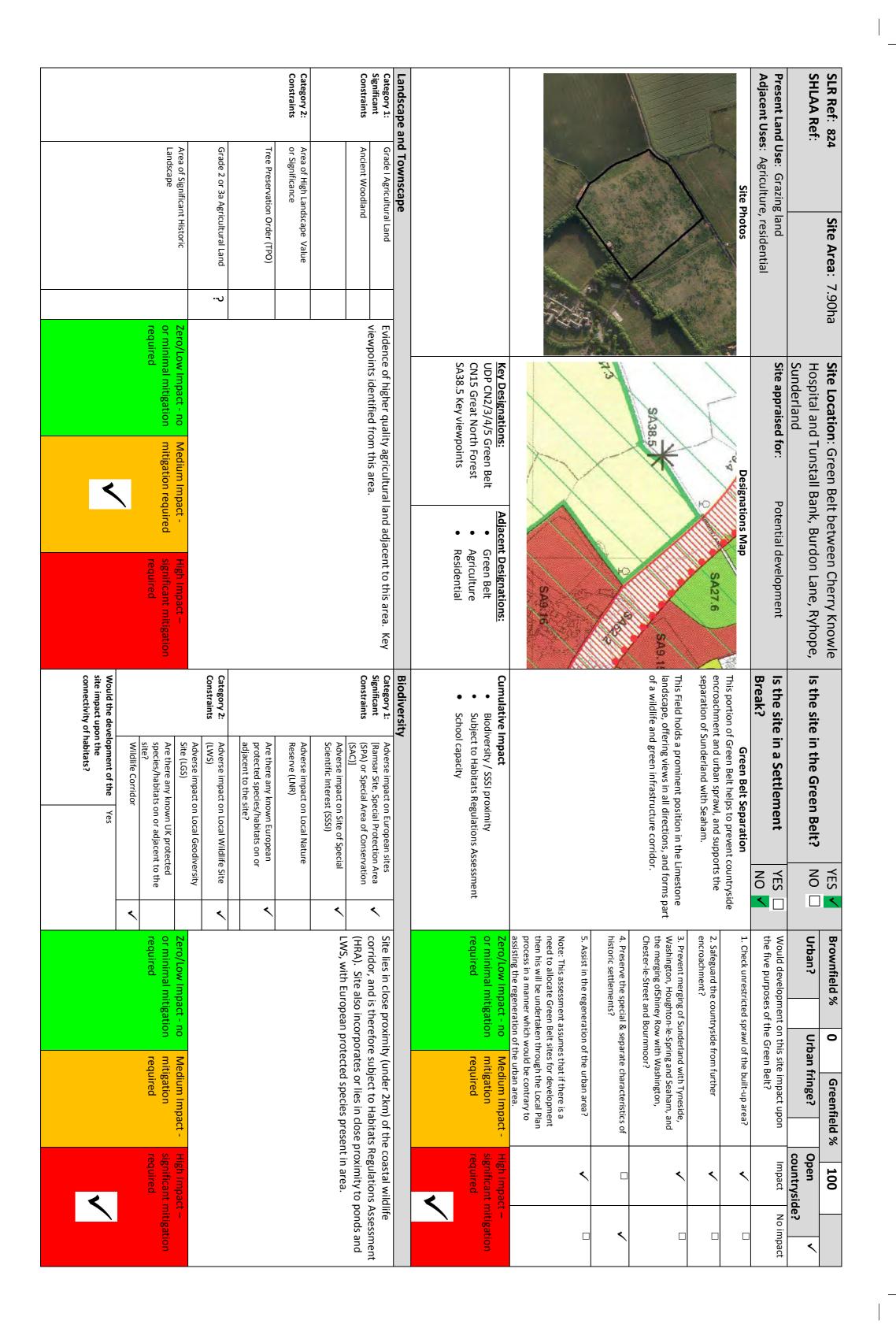
Activation of the control of special s	Historic Env	Historic Environment and Culture			ructure	
Concidence   Co	Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? No.		Historic Park or Garden (EH LIST)  Village Green	No significant issues ider
Gende (Sender) Filiated Gende (Sender) Filiated Gender) Structure		World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard	·
Consensation Area   Con		Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area	
Authentinguid Stri (Krown is a	Category 2:	Grade II Listed Building/Structure			Natural greenspace	
Achecigal Sie (Young & Communication mitigation required support of the proposed feedback of the		Conservation Area			Allotment	
Ricor Prut Zone: All (Functions)  Site Contains a small pode(s of land that is subject to lower incidence groundwater and Services and Services sufficient without in Lower incidence and Services sufficient mitigation in mitigation required vehicle for language services, public transport, ethication and contributed in the containing and containing and public to lower incidence groundwater in local read about the state and scaparity for after rank generation?  Surface water flooding. Also subject to lower incidence groundwater in local read about the state and call and that is subject to lower incidence groundwater in local read about the state and call and that is subject to lower incidence groundwater in local read about the state and call and that is subject to lower incidence groundwater and sopen space or playing.  Inflood read zone: All (Functions) and insignation in lingual contains a subject to lower incidence groundwater and sopen space or playing.  Inflood read zone: All (Functions) and insignation in lingual contains and call and that is subject to lower incidence groundwater and sopen space or playing and the state in local read insignation and path in fair and that is subject to lower incidence groundwater and sopen space or playing and the state to local read and sopen space or playing and the state to local read insignation and path in fair and that is subject to lower incidence groundwater.  In all 100 in cidence (local local local local local local local local read in local read insignation and call local lo		Archaeological Site (Known & potential)	wimpact - no Medium Impact - al mitigation mitigation required	npact – ant mitigation	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required
Flood Risk Zane 38   Functional   Site contains a small pocket of land that is subject to lower incidence groundwater   Surface water flooding. Also subject to lower incidence groundwater   Surface water flooding. Also subject to lower incidence groundwater   Surface water flooding. Also subject to lower incidence groundwater   Surface water flooding. Also subject to lower incidence groundwater   Surface water flooding. Also subject to lower incidence groundwater   Surface water flooding. Also subject to lower incidence groundwater   Surface water flooding. Also subject to lower incidence groundwater   Surface water flooding. Also subject to lower incidence groundwater   Surface water flooding. Also subject flooding. Also s			<			<
Flood Risk Zone 28 Functional   Site contraints a small pocket of land that it subject to 1:30 incidence   Surface water flooding. Also subject to lower incidence groundwater   Flood Risk Zone 24 (High Vulnerability)	Flooding	_		Infrastructure	e and Services	
Rood Rok Zone 2 (Medium)   Product	Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Site contains a small pocket of land that is subject to 1:30 surface water flooding. Also subject to lower incidence g	, i		Existing access arrangem access to be considered
Proof list, Zine 2, Note (list)   Counteminated list, Sine 2, Note (li		Flood Risk Zone 3A (High Vulnerability)		Is there education site requirements What is the broad local shopping ser community oppor	/community/health facility capacity for ?  accessibility of the site to local road network, vices, public transport, education and tunities?	
Surface Water Flooding – % of fand 1% within 1 n 20 incidence (high) 1 1% or within 1 n 20 incidence (high) 1 1% or within 1 n 20 incidence (high) 1 1% or within 1 n 20 incidence (high) 1 1% or within 1 n 20 incidence (high) 1 1% or within 1 n 20 incidence (high) 1 1% or within 1 n 20 incidence (high) 1 1% or within 1 n 20 incidence (high) 1 1% or within 1 n 20 incidence (high) 1 1% or within 1 n 20 incidence (high) 1 1% or within 1 n 20 incidence (high) 1 1% or within 1 n 20 incidence (high) 1 1% or within 1 1 100 incidence (high) 1 1% or within 1 1 100 incidence (high) 1 1% or within 1 1 100 incidence (high) 1 1% or within 1 1 100 incidence (high) 1 1% or within 1 1 100 incidence (high) 1 1% or within 1 1 100 incidence (high) 1 1% or within 1 1 100 incidence (high) 1 1% or within 1 1 100 incidence (high) 1 1% or within 1 1 100 incidence (high) 1 1% or within 1 1 100 incidence (high) 1 1% or within 1 1 100 incidence (high) 1 1% or within 1 1 100 incidence (high) 1 1% or within 1 100 incidence (high) 1 1%	Category 2: Constraints	Flood Risk Zone 2(Medium  Vulnerability)  Groundwater Flooding	v Impact - no Medium Impact - al mitigation mitigation required	npact – ant mitigation		Zero/Low Impact - no or minimal mitigation
Surface Water Rooding. % of land within 1 in 1010 incidence (netion) within 1 in 1010 incidence (netion) 15% within 1 in 1010		% of land nigh)				
Surface Water Flooding –% of land Critical Drainage Area  Source Protection Zone  Predominantly Flat  Pred		% of land (medium)	55%	<u> </u>		<
Critical Drainage Area   Source Protection Zone   Steep Slope   Steep		ng – % of land ence (less)	15%			•
Source Protection Zone   Suitability and Deliverability   Suitab		Critical Drainage Area				
Predominantly Flat		Source Protection Zone				
Predominantly Flat    Predominantly Flat   Predominantly Flat	<b>Ground Cor</b>	nditions & Contamination		Suitability an	d Deliverability	
Gentle Slope   ComAhl Development Proximity or Inner Zone   Landfill sites, Contaminated land Mining)   Minerals Safeguarded Area   High Voltage electricity line(+10m   Minerals Safeguarded Area   Mining)   Minerals Safeguarded Area   High Voltage electricity line(+10m   Minerals Safeguarded Area   High Voltage electricity line(+10m   Minerals Safeguarded Area   Medium Impact - Medium Impact - Medium Impact - Medium Impact - Site Appraisal Conclusion   Site is considered Suitable for mixed use suitable for mixed development.   Site considered Suitable for mixed use suitable for mixed development.   Medium Impact - Site considered suitable for mixed use suitable for development.   Medium Impact - Site considered suitable for mixed use s	Site Topography		Plateau site.	What is considered How many homes	e;	
COMAH Development Proximity or Inner Zone   Electricity Pylon (+ 10m buffer zone)   Minerals Legacy (quarries and coal mining)   Minerals Safeguarded Area   High Voltage electricity line(+10m   Minerals Safeguarded Area   Min		Gentle Slope		How many jobs co	uld the site provide for?	
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Safeguarded Area High Voltage electricity line(+10m  Medium Impact - or minimal mitigation mitigation required required  Medium Impact - or minimal mitigation mitigation required significant mitigation required required  Site considered suitable for mixed use  significant mitigation required required required  required  Site considered suitable for mixed use  suitable for mixed use  development.  Figh Impact - or mixed use  suitable for mix		Undulating Steep Slope		Site Appraisa	l Conclusion	
COMAH Development Proximity or Inner Zone Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Safeguarded Area High Voltage electricity line(+10m  COMAH Development Proximity or Initigation and coal Inner Zone  High Impact - Medium Impact - Significant mitigation required significant mitigation required required  Significant mitigation development.  Significant mitigation development.  Significant mitigation development.  Fign Impact - Significant mitigation development.  Significant mitigation development.  Significant mitigation development.  Fign Impact - Significant mitigation development.	Catagoni 1	Steep Slope		L		
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	Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	Medium Impact -		d suitable for mixed use	Site is considered
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m  High Voltage electricity line(+10m	Constraints	Inner Zone	mitigation required			suitable for
		Electricity Pylon (+ 10m buffer zone)		3d		development
	Category 2:	HSE COMAH Middle or Outer Zone				\
mining)     Minerals Safeguarded Area       High Voltage electricity line(+10m)     High Voltage electricity line(+10m)	Constraints	Landfill sites, Contaminated land Minerals Legacy (quarries and coal				<
High Voltage electricity line(+10m		mining)				
		High Voltage electricity line(+10m				



Significant Constraints Category 2: Constraints		Topography	Ground Co				Constraints	Category 2:		Category 1: Significant Constraints	Flooding			Category 2:			Category 1: Significant Constraints	Historic En
COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)  HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Undulating  Steep Slope  Steep Slope		Ground Conditions & Contamination  Site Predominantly Flat	Source Protection Zone	Surface Water Flooding – % of land within 1 in 100 incidence (medium)  Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area	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)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
or minimal mitigation mitigation required required			Industrial uses may mean that contamination is present		<		required 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?  Local archaeological importance.	
significant mitigation required		7.707	n is present				required					High Impact – significant mitigation required					cal significance?	
site could be i supply. Alteri	Site Appraisal Conclusion	How many home	Suitability ar What is considered						Is there education/commu site requirements?  What is the broad accessib local shopping services, pu community opportunities?	Is there road capa Is there water an	Infrastructur	Public Right (cycleway/ footy) Green Infrast Is the proposed development site designated as open space or playin fields?		-	Category 2: Constraints		Category 1: Significant Constraints	Green Infrastructure
site could be removed from the city's employment supply. Alternative uses would be acceptable	Site Appraisal Conclusion	7.7	Suitability and Deliverability  What is considered suitable on the site?  Mixed use						Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site  requirements?	Infrastructure and Services	Public Right of Way  (cycleway/ footpath/bridleway)  Green Infrastructure corridor  Is the proposed development site designated as open space or playing fields?	Allotment	Natural greenspace	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Historic Park or Garden (EH List)  Village Green	tructure
suitable for development							or minimal mitigation required	Zero/Low Impact - no	rilase 3. Cai paikiilg provision based on end use.	Outline planning consent. Highway layout and access arrangem to be altered as part of Sunderland Strategic Transport Corridor		Zero/Low Impact - no or minimal mitigation required					No significant issues identified.	,
potentially suitable for development					<		mitigation required	Medium Impact -	Ovision based on end	nt. Highway layout ai Sunderland Strategic		Medium Impact - mitigation required					entified.	
suitable for development							significant mitigation required	High Impact –		Outline planning consent. Highway layout and access arrangements to be altered as part of Sunderland Strategic Transport Corridor		High Impact – significant mitigation required						

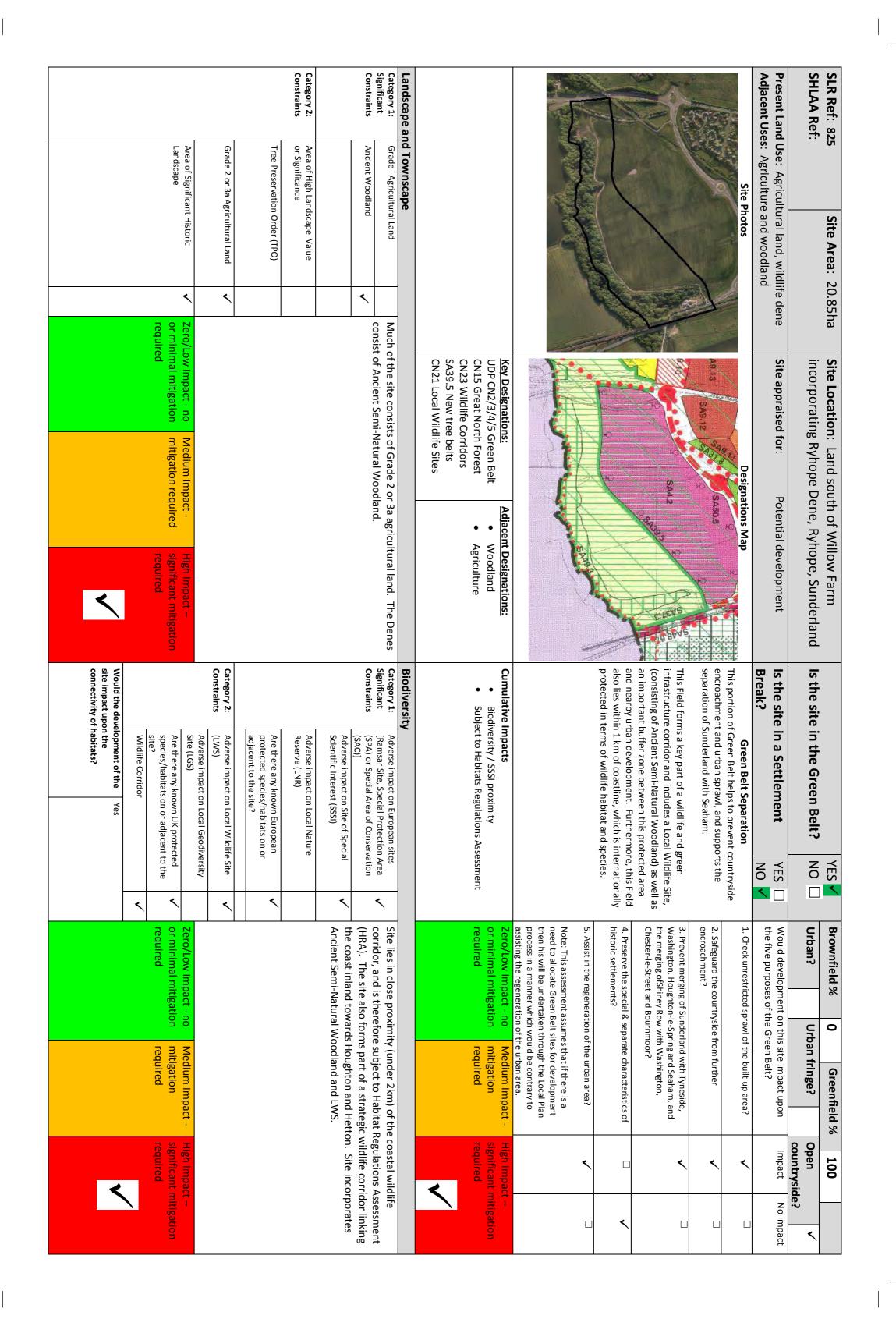


e  Zero/Low Impact - no mitigation required required required or minimal mitigation mitigation required require	Historic Env Category 1: Significant Constraints	Historic Environment and Culture  Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated)  Constraints  World Heritage Site & Setting (+	Does the site have any historical or archaeological significance? Yes, site of Hendon House.	cance?  Category 1: Historic Significant Constraints  Village	fras
Gade II listed Bulding/Structure  Conservation Area  Conservation Area  Archaeological Site (Known & Zero/Low Impact - no Originificant issues identified.  Flood files Zone 38 (Functional Foodplan)  Flood files Zone 38 (Functional Foodplan)		World Heritage Site & Setting (+ candidate)  Grade I/Grade II*Listed		Category 2	Cemetery / Churchyard  Public Open Space/Plaving Field/Plav
Grade Il Listed Building/Structure  Conservation Area  Acchaeological Site (Known & Zero/Low Impact - no patential)  Flood Rosk Zone 39 (Functional Roodplain)  Flood Rosk Zone 20 (High)  Vulnerability)  Flood Rosk Zone 20 (High)  Flood Rosk Zone 20 (High)  Vulnerability)  Flood Rosk Zone 20 (High)  Flood Rosk Zone 20 (High)  Flood Rosk Zone 20 (High)  Vulnerability)  Flood Rosk Zone 20 (High)  Flood		Grade I/Grade II*Listed Building/Structure		Category 2 Constraint	
Acchaeological Stee (Known & Zero/Low Impact - orminimal mitigation required significant mitigation required source (high) vulnerability).  Flood fisck zone 30 (Figh) vulnerability) Vulnerability) Flood fisck zone 30 (Figh) Vulnerability) Flood fisck zone 2 (Medium Groundwater flooding- 5% of land within 1 in 30) incherce (high) Auritan 1 in 30) incherce (high)  Surface Water Flooding- 5% of land within 1 in 30) incherce (high)  Surface Water Flooding- 5% of land within 1 in 30) incherce (high)  Surface Water Flooding- 5% of land within 1 in 30) incherce (high)  Surface Water Flooding- 5% of land within 1 in 30) incherce (high)  Surface Water Flooding- 5% of land within 1 in 30) incherce (high)  Surface Water Flooding- 5% of land within 1 in 30) incherce (high)  Surface Water Flooding- 5% of land within 1 in 30) incherce (high)  Surface Water Flooding- 5% of land within 1 in 30) incherce (high)  Surface Water Flooding- 5% of land within 1 in 30) incherce (high)  Surface Water Flooding- 5% of land within 1 in 30) incherce (high)  Surface Water Flooding- 5% of land within 1 in 30) incherce (high)  Surface Water Flooding- 5% of land within 1 in 30) incherce (high)  Surface Water Flooding- 5% of land within 1 in 30) incherce (high)  Surface Water Flooding- 5% of land within 1 in 30) incherce (high)  Surface Water Flooding- 5% of land within 1 in 30) incherce (high)  Surface Water Flooding- 5% of land within 1 in 30) incherce (high)  Surface Water Flooding- 5% of land within 1 in 30) incherce (high)  Surface Water Flooding- 5% of land within 1 in 30) incherce (high)  Surface Water Flooding- 5% of land within 1 in 30) incherce (high)  Surface Water Flooding- 5% of land within 1 in 30) incherce (high)  Surface Water Flooding- 5% of land within 1 in 30) incherce (high)  Surface Water Flooding- 5% of land within 1 in 30) incherce (	Category 2:	Grade II Listed Building/Structure			Natural greenspace
Acchaeological Site (Known & Variety Comminant mitigation and figure of prequired significant mitigation and food lists Zone 38 (Functional Rood lists Zone 38 (Figh)  Flood lists Zone 38 (Figh)  Rood lists Zone 29 (Figh)  Rood lists Zone 29 (Figh)  Rood lists Zone 20 (Figh)  Rood lists Zone		Conservation Area			Allotment
Flood Risk Zone 38 (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)  Flood Risk Zone 2 (Medium  Medium Impact - no  Medium Impact - no  Medium Impact - no  Significant mibigation  Flood Risk Zone 2 (Medium Medium Vilnerability)  Flood Risk Zone 2 (Medium  Flood Risk Zone 2 (Mediu		gical Site (Known &	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	gh Impact – inificant mitigation –	Pu (cyc
Flood Risk Zone 2Medium Vulnerability)  Flood Risk Zone 2Medium  Vulnerability)  Flood Risk Zone 2Medium  Vulnerability)  Flood Risk Zone 2Medium  Vulnerability  Flood Risk Zone 2Medium  Flood Risk Zone 2Medium  Vulnerability  Flood Risk Zone 2Medium  Floo			•		sed deve
Flood Risk Zone 36 (Functional Floodplain)  Flood Risk Zone 2(Medium University)  Flood Risk Zone 2(Medium University)  Flood Risk Zone 2(Medium University)  Groundwater Flooding -% of land University (Right)  Surface Water Flooding -% of land University (Right)	Flooding			Infrastru	cture
Flood Risk Zone 2(Medium Vulnerability)  Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium Impact - Nounded Flooding -% of Iand Flood Risk Zone 2(Medium	Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	No significant issues identified.	Is there road Is there wat requirement	d capaci er and s
Flood lisk Zone 2 (Medium   Municrability)   Critical Drainage Area   Significant mitigation   Source Protection Zone   Contaminantly Flat		Flood Risk Zone 3A (High Vulnerability)		Is there edu site requirer What is the local shoppi community	cation/ccments? broad accing service opporture
Surface Water Flooding – % of land within 1 in 30 incidence (high)  Surface Water Flooding – % of land within 1 in 1000 incidence (nedium)  Surface Water Flooding – % of land within 1 in 1000 incidence (nedium)  Surface Water Flooding – % of land within 1 in 1000 incidence (nedium)  Surface Water Flooding – % of land within 1 in 1000 incidence (nedium)  Surface Water Flooding – % of land within 1 in 1000 incidence (nedium)  Surface Water Flooding – % of land within 1 in 1000 incidence (nedium)  Surface Water Flooding – % of land within 1 in 1000 incidence (nedium)  Surface Water Flooding – % of land within 1 in 1000 incidence (nedium)  Violations & Contamination  Predominantly Flat  Source Protection Zone  Vithin HSE Middle blast zone from Port petroleum depot. Possible contamination from previous industrial uses.  Gentle Slope  Steep Slope  Steep Slope  Steep Slope  Steep Slope  Steep Slope  Fleath's & Safety Executive (HSE)  Contaminal mitigation  Impact – Medium Impact – Significant mitigation required  Fleatricity Pylon (+ 10m buffer zone)  Minerals Lagacy (quarries and coal mining)  Minerals Safeguarded Area  High Impact – Medium Impact – Significant mitigation required  Fleatricity Pylon (+ 10m buffer zone)  Fleatri	Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	w Impact - no Medium Impact - mitigation mitigation required	gh Impact – inificant mitigation quired	
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  Predominantly Flat  Predominantly Flat  Within HSE Middle blast zone from Port petroleum depot. Possible contamination from previous industrial uses.  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 equired  HSE COMAH Middle or Outer Zone equired  HSE COMAH Middle or Outer Zone equired  Minerals Legacy (quarries and coal mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)		Surface Water Flooding – % of land within 1 in 30 incidence (high)			
Surface Water Flooding —% of land within 1 in 1000 incidence (less) Critical Drainage Area  Source Protection Zone  Source Protection Zone  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 mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Step Slope  Zero/Low Impact - no mitigation mitigation required required  Medium Impact - significant mitigation mitigation required required  High Impact - significant mitigation required required  Medium Impact - significant mitigation required significant mitigation required required  Minerals Safeguarded Area High Impact - significant mitigation required required		Surface Water Flooding – % of land within 1 in 100 incidence (medium)			
Source Protection Zone  Predominantly Flat  Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal 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)  High Voltage electricity line(+10m buffer zone)  High Voltage electricity line(+10m buffer zone)  High Voltage electricity line(+10m buffer zone)  High Voltage electricity line(+10m buffer zone)  High Voltage electricity line(+10m buffer zone)  High Voltage electricity line(+10m buffer zone)  High Voltage electricity line(+10m buffer zone)  High Voltage electricity line(+10m buffer zone)  High Voltage electricity line(+10m buffer zone)  High Voltage electricity line(+10m buffer zone)  High Voltage electricity line(+10m buffer zone)  High Voltage electricity line(+10m buffer zone)  High Voltage electricity line(+10m buffer zone)  High Voltage electricity line(+10m buffer zone)  High Voltage electricity line(+10m buffer zone)  High Voltage electricity line(+10m buffer zone)  High Voltage electricity line(+10m buffer zone)  High Voltage electricity line(+10		Surface Water Flooding – % of land within 1 in 1000 incidence (less)	<		
Conditions & Contamination         Predominantly Flat       ✓       Within HSE Middle blast zone from Port petroleum depot. Possible contamination from previous industrial uses.         Gentle Slope       Undulating       Image: Contamination from previous industrial uses.         Steep Slope       Predominantly Flat       Medium Impact - no previous industrial uses.         COMAH Development Proximity or Inner Zone       Zero/Low Impact - or minimal mitigation required required       High Impact - significant mitigation required         HSE COMAH Middle or Outer Zone Inning)       ✓       Minerals Legacy (quarries and coal mining)       ✓         Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)       Image: Province of the pro		Source Protection Zone			
Predominantly Flat  Within HSE Middle blast zone from Port petroleum depot. Possible contamination from previous industrial uses.  Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Within HSE Middle blast zone from Port petroleum depot. Possible contamination industrial uses.  High Impact - significant mitigation required required  Medium Impact - significant mitigation required required  Mitigation required  Fequired  Wedium Impact - significant mitigation required required  Wedium Impact - significant mitigation required  Fequired  High Voltage lectricity line(+10m buffer zone)	<b>Ground Cor</b>	ditions & Contamination		Suitabilit	ty and De
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 mining) Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Minerals Legacy (quarries and coal buffer zone)  Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Medium Impact - mitigation mitigation mitigation required mitigation required required significant mitigation required value and solution required significant mitigation required required value and solution required significant mitigation required required value and solution required value	Site Topography				sidered su
Steep Slope  Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Medium Impact - mitigation required required  Medium Impact - mitigation required required  Mitigation required required  Mitigation required  Mitigation required  Mitigation required  required  Fequired  Mitigation required  Fequired  Mitigation required  Fequired  Fequired  Mitigation required  Fequired  Fequired  Fequired  Mitigation required  Fequired  Fequired  Fequired  Fequired  Minerals Safeguarded Area  High Impact - mitigation  Fequired  Fequired  Fequired  Figh Impact - mitigation  Fequired  Fequired  Fequired  Fequired  Figh Impact - mitigation  Fequired  Fequired  Fequired  Figh Impact - mitigation  Figh Impact - mi		Gentle Slope		How many j	obs coul
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)  Medium Impact - or mitigation required mitigation required required  Mitigation required mitigation required  Mitigation required  Mitigation required  Mitigation required  required  Fequired  Mitigation required  Fequired		Steep Slope		Site Appı	raisal C
Inner Zone  Electricity Pylon (+ 10m buffer zone)  HSE COMAH Middle or Outer Zone  Landfill sites, Contaminated land  Minerals Legacy (quarries and coal mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)	Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	Medium Impact -	±: 1	2
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Constraints	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)	Category 2:				
mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)	Constraints				
Wilnerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)		mining)		<b>*</b>	
		High Voltage electricity line(+10m buffer zone)			



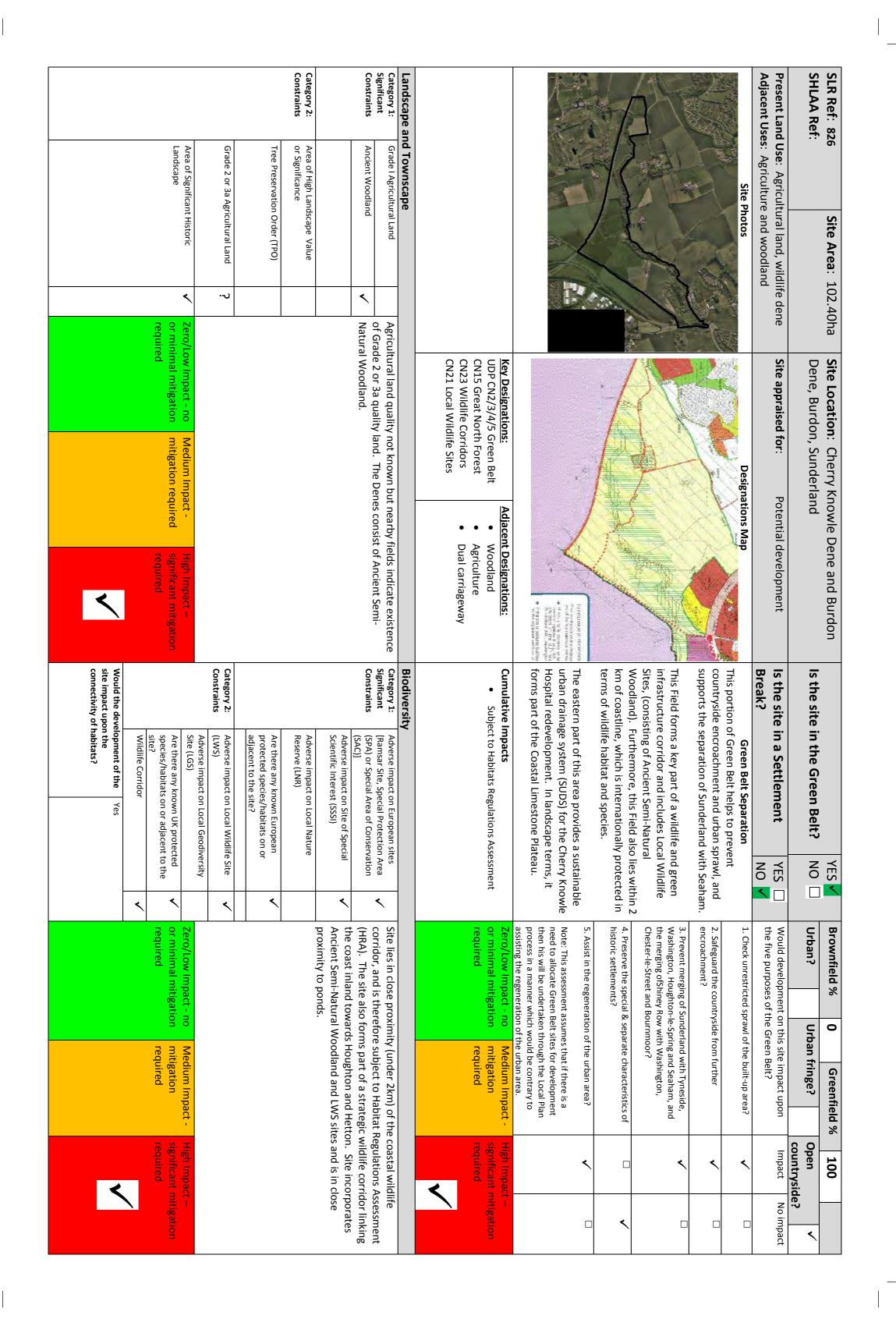
Historic Env	Historic Environment and Culture		Green Infrastructure	ucture			
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance?  Local archaeological importance (former quarry).	Category 1: Significant	Historic Park or Garden (EH List)	The site forms part of a strategic Green Infrastructure corridor linking Houghton and the coast.	trategic Green Infrast	ructure corridor
Constraints			Constraints	Village Green		COdot	
	World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard			
	Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area			
Category 2:	Grade II Listed Building/Structure			Natural greenspace			
	Conservation Area			Allotment	1		
	Archaeological Site (Known & potential)	<ul> <li>Zero/Low Impact - no or minimal mitigation required required</li> <li>required</li> <li>Medium Impact - High Impact - significant mitigation</li> <li>required</li> </ul>	_ nitigation	Public Right of Way (cycleway/ footpath/bridleway)  Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
		<	Is the proposed development site designated as open space or playing fields?	velopment site No. space or playing	-		
Flooding			Infrastructure and Services	and Services			
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The area falls partly within a Source Protection Zone and is affected in places by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	cted in	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)	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required significant mitigation	_ _ nitigation		Zero/Low Impact - no or minimal mitigation	Medium Impact -	High Impact – significant mitigation
	Groundwater Flooding	Sur Co	in Garden				required
	Surface Water Flooding – % of land within 1 in 30 incidence (high)	<5%					
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	<5%					
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	<5%					
	כונוגמו טומוומפר או כמ						
	Source Protection Zone						
Ground Cor	Ground Conditions & Contamination	National Control of the Control of t	Suitability and				
Topography	Predominantly Flat	No significant issues identified.	How many homes could be provided?	What is considered suitable on the site?  How many homes could be provided?			
	Gentle Slope		How many jobs cou	How many jobs could the site provide for?			
	Undulating	<	Site Appraisal Conclusion	Conclusion			
	Steep Slope		טונכ אף מוסמו				
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	Medium Impact -		Site forms part of the Green Belt.			
Constraints	Inner Zone	mitigation mitigation required	nitigation				
	Electricity Pylon (+ 10m buffer zone)	required					
Category 2:	HSE COMAH Middle or Outer Zone						
Constraints	Landfill sites, Contaminated land Minerals Legacy (quarries and coal						<
	mining)						
	Minerals Sateguarded Area High Voltage electricity line(+10m						
	buffer zone)						

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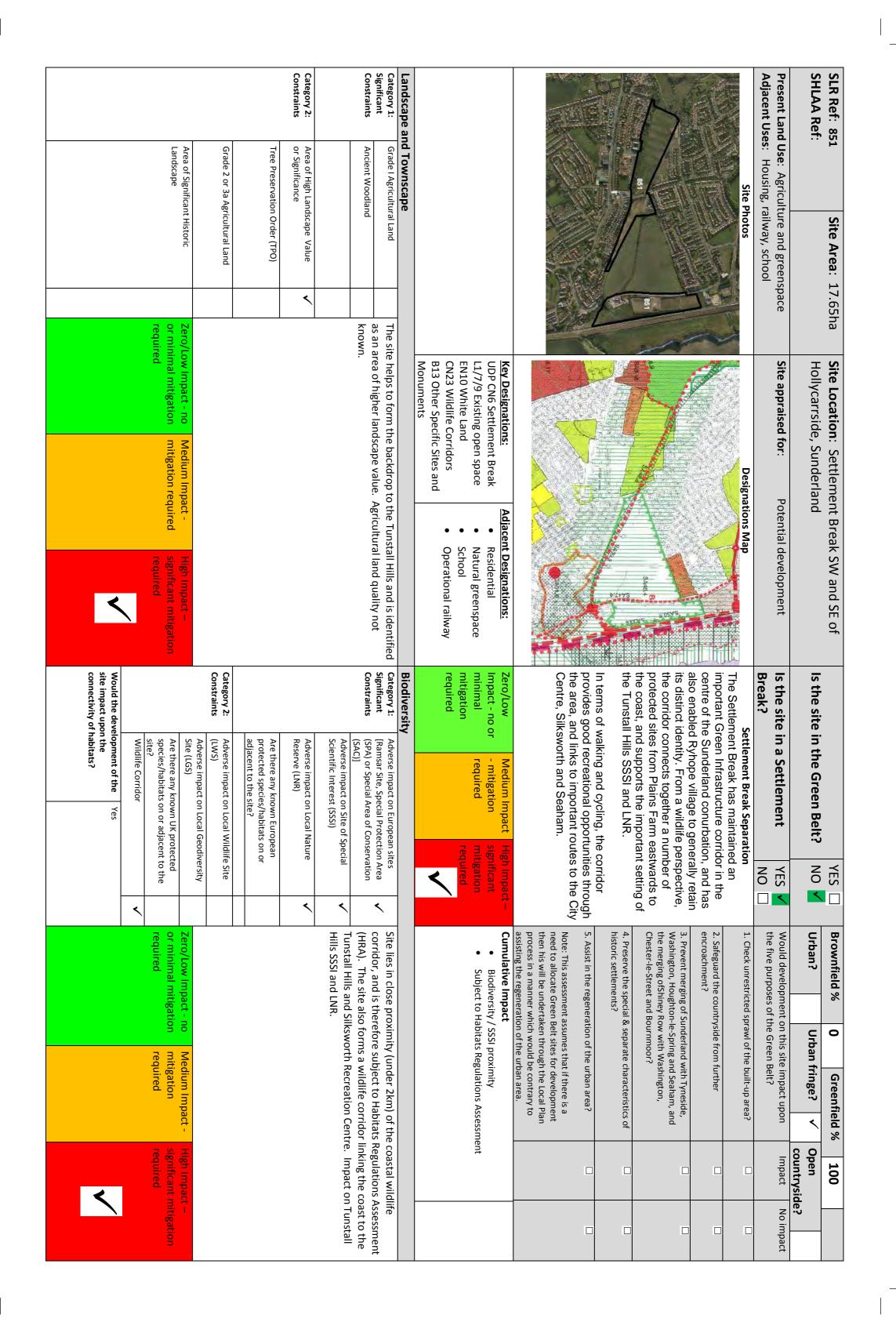


Historic Er	Historic Environment and Culture		Green Infrastructure	astructure		
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance?  Local archaeological significance.	Category 1: Significant	Historic Park or Garden (ен ust)	The site forms a central part of a strategic Green Infrastructure corridor linking the coast inland towards Houghton and Hetton.	gic Green Infrastructure s Houghton and Hetton.
Constraints			Constraints	Village Green	(	c
	World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard		
	Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area		
Category 2:	Grade II Listed Building/Structure			Natural greenspace		
	Conservation Area			Allotment		
	Archaeological Site (Known &   potential)	Zero/Low Impact - no   Medium Impact - High Impact - or minimal mitigation   mitigation required   significant mitigation	: — nitigation	Public Right of Way (cycleway/ footpath/bridleway)	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation	ct - High Impact - significant mitigation
		, de la companya de l		Green Infrastructure corridor  Is the proposed development site designated as open space or playing fields?	required	required
Flooding			Infrastruct	Infrastructure and Services		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	A small part of the site is affected by 1:30 incidence surface water flooding. Flood Risk Zones affect the Dene. Low incidence potential of		Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?		
	Flood Risk Zone 3A (High Vulnerability)		Is there education/communities?  What is the broad accessible local shopping services, pulportunities?	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	: — nitigation		Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	ct - 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)					
	within 1 in 1000 incidence (less) <5%					
	Source Protection Zone					
<b>Ground Co</b>	Ground Conditions & Contamination		Suitability	Suitability and Deliverability		
Site Topography	Predominantly Flat	Flat plateau with incised dene. The western part of the site is affected by the alignment of a major gas pipeline.		What is considered suitable on the site?  Agriculture  How many homes could be provided?		
	Gentle Slope		How many job	How many jobs could the site provide for?		
			Site Appra	Site Appraisal Conclusion		
	Steep Slope 🗸		( ; <del> </del>			
Category 1:	Health & Safety Executive (HSE)	Zero/Low Impact - no Medium Impact - High Impact -		Site forms part of the Green Belt.		
Constraints	Inner Zone	al mitigation mitigation required	nitigation			
	Electricity Pylon (+ 10m buffer zone)	required				
Category 2:	HSE COMAH Middle or Outer Zone					
	Minerals Legacy (quarries and coal					•
	Minerals Safeguarded Area					
	High Voltage electricity line(+10m buffer zone)					

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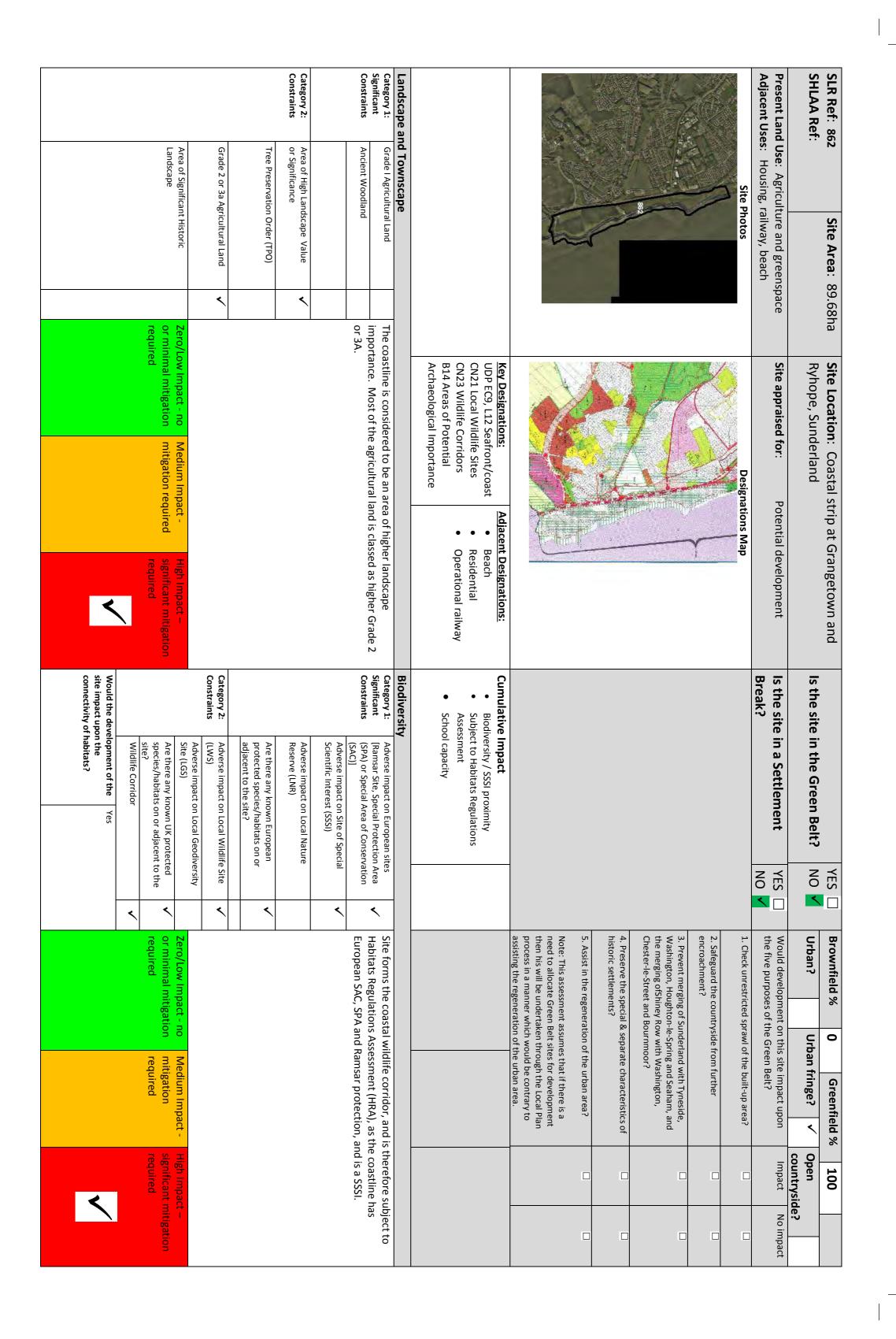


Historic Enviro	Historic Environment and Culture  Category 1: Scheduled Ancient Monument	Does the site have any historical or archaeological significance?	Green Infrastructure  Category 1: Historic	Structure  Historic Park or Garden (EH List)	The site forms a central part of a strategic Green Infrastructure
Significant (+ 5 Constraints	(+ 50m buffer zone if not designated)	Local archaeological significance.	Significant Constraints	Village Green	corridor linking the coast inland towards Houghton and Hetton. It incorporates two wildlife Denes as well as providing part of National
car	World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard	—— Cycle Route 1 (following the former Seaton Bank railway line).
Gra Bui	Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area	
Category 2: Gra	Grade II Listed Building/Structure			Natural greenspace	<u> </u>
	Conservation Area	1		Allotment	
Arc poi	Archaeological Site (Known &   potential)	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required required required	itigation	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required
			Is the proposed designated as o fields?	Is the proposed development site  designated as open space or playing fields?  Yes.  Yes.	
Flooding	_		Infrastructu	Infrastructure and Services	
	Flood Risk Zone 3B (Functional Floodplain)	Flood Risk Zones affect the Dene. A small part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of	ed by	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	
Flo Vui	Flood Risk Zone 3A (High Vulnerability)	9.00	Is there education/ site requirements? What is the broad i	Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and	
Category 2: Flo	Flood Risk Zone 2(Medium	Zero/Low Impact - no Medium Impact - High Impact -		ortunities?	Zero/Low Impact - no
	Vulnerability)  Groundwater Flooding	mitigation required	itigation		or minimal mitigation required
Sur	Surface Water Flooding – % of land				
Sui	Surface Water Flooding – % of land within 1 in 100 incidence (medium) <5%				
wit	Surface Water Flooding – % of land				
So <sub>L</sub> Cri	Critical Drainage Area Source Protection Zone				
round Conditi	Ground Conditions & Contamination		Suitability a	Suitability and Deliverability	
Site Pre Topography	Predominantly Flat	Undulating landscape with incised dene. Pylons cross the far west as well as the eastern part of the area.		What is considered suitable on the site?  Agriculture /  How many homes could be provided?	Agriculture / natural greenspace
Gei	Gentle Slope		How many jobs	How many jobs could the site provide for?	
Un	Undulating		Site Apprais	Site Appraisal Conclusion	
l I	Steep Slope		Site Applais		
	alth & Safety Executive (HSE)	Medium Impact		ort of the Green Rolt	
Category 1: Head Significant CO Constraints Ele	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no		Site forms part of the Green Belt.	
	HSE COMAH Middle or Outer Zone				
Constraints Lan Min	Landfill sites, Contaminated land Minerals Legacy (quarries and coal	<			
	Minerals Safeguarded Area				
pm Hi	High Voltage electricity line(+10m    with the second value of the				



Category 1: Significant Constraints Category 2: Constraints	Topography	Ground Con Site	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Category 1: Significant Constraints	Historic Env
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination Site Predominantly Flat	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)	Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure	Historic Environment and Culture
Zero/Low Impact - no or minimal mitigation mitigation required required  V  V  Medium Impact - significant mitigation required required  required	to the east of Ryhope Road is a Coal Referral Area.	Previous industrial use, contaminants could be present. Part of the land	Zero/Low Impact - no or minimal mitigation mitigation required 1% required 2% 2% 20% 20% 20% 20% 20% 20% 20% 20% 2	Part of the area is affected by 1:30 incidence surface water flooding.  Lower incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required required  Tequired  Medium Impact - High Impact - significant mitigation required required	Does the site have any historical or archaeological significance?  Local archaeological significance.	
Not suitable for development, forms a significant area of Settlement Break	How many homes could be provided?  How many jobs could the site provide for?  Site Appraisal Conclusion	Suitability and Deliverability What is considered suitable on the site?	tion	Infrastructure and Services  Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Natural greenspace  Allotment  Public Right of Way (cycleway/ footpath/bridleway)  Green Infrastructure corridor  Is the proposed development site designated as open space or playing fields?  Natural greenspace  Public Right of Way (cycleway/ footpath/bridleway)  For a special space or playing fields?	Category 1: Significant Constraints  Cemetery / Churchyard  Category 2: Constraints  Category 2: Area  Public Open Space/Playing Field/Play	Green Infrastructure
Site is considered suitable for development		Agriculture / sports pitches / allotments	Zero/Low Impact - no or minimal mitigation required required	ır etwork,	Zero/Low Impact - no or minimal mitigation required	<	
Site is considered potentially suitable for development   The suitable for development dev			Medium Impact - High Impact - significant mitigation required		Medium Impact - High Impact - significant mitigation required	The site forms a Green Infrastructure corridor linking the coast to the Tunstall Hills and Silksworth. National Cycle Route No.1 passes through the site. Football pitches are provided west of Black Road, and Rugby is provided for to the east of Ryhope Road.	

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Historic Enviro Category 1: Sc Significant (+	Historic Environment and Culture  Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints	Does the site have any historical or archaeological significance?  Local archaeological significance.	Category 1: Historic Significant Constraints Village	Historic Park or Garden (EH List)  Village Green	
ca ≽	World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard	denes.
Br. Gi	Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area	
Category 2: Gr	Grade II Listed Building/Structure			Natural greenspace	<u> </u>
	Conservation Area			Allotment	
p A	Archaeological Site (Known & 🗸	Zero/Low Impact - no	: — nitigation	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required
		•	Is the proposed development site designated as open space or playing fields?	velopment site No.	
Flooding			Infrastructure and Services	and Services	
	Flood Risk Zone 3B (Functional  Floodplain)	The cliffs (and Ryhope Dene) are naturally subject to Flood Risk Zones There are also minor areas affected by 1:30 incidence surface water flooding. Lower incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	
≤ 型	Flood Risk Zone 3A (High Vulnerability)	-	site requirements? What is the broad a local shopping serv	Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and	`
Category 2: Flo	Flood Risk Zone 2(Medium	Medium Impact -	: 1		Zero/Low Impact - no
	Groundwater Flooding	required mitigation mitigation required significant mitigation required required	nitigation		or minimal mitigation required
Sı	Surface Water Flooding – % of land within 1 in 30 incidence (high) 1%				
Sı	Surface Water Flooding – % of land within 1 in 100 incidence (medium) 2%				
ν. Sι	Surface Water Flooding – % of land within 1 in 1000 incidence (less) 2%				
Ω	Critical Drainage Area				
Sc	Source Protection Zone				
<b>Ground Condi</b>	Ground Conditions & Contamination				
Site Pr Topography	Predominantly Flat	Part of the coastline to the south has been subject to landfill / waste, and this has been a particular problem as the coastline has retreated.	· 	What is considered suitable on the site?  Agriculture / r  How many homes could be provided?	Agriculture / natural greenspace
<u></u>	Gentle Slope			How many jobs could the site provide for?	
ا_	Undulating		Site Appraisal Conclusion	Conclusion	
	Steep Slope				
Constraints In	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone	v Impact - no Medium Impact - mitigation mitigation required		Not suitable for development – open countryside of high landscape value, forming strategic Green	f Sit
	Electricity Pylon (+ 10m buffer zone)	required	Infrastructure wildlife sites.	Infrastructure and wildlife corridors, and protected wildlife sites.	development
Category 2: HS Constraints La	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land				
3 ≤	Minerals Legacy (quarries and coal				
:	Minerals Safeguarded Area				
	High Voltage electricity line(+10m buffer zone)				