Sunderland City Council

Strategic Land Review

Washington
May 2016

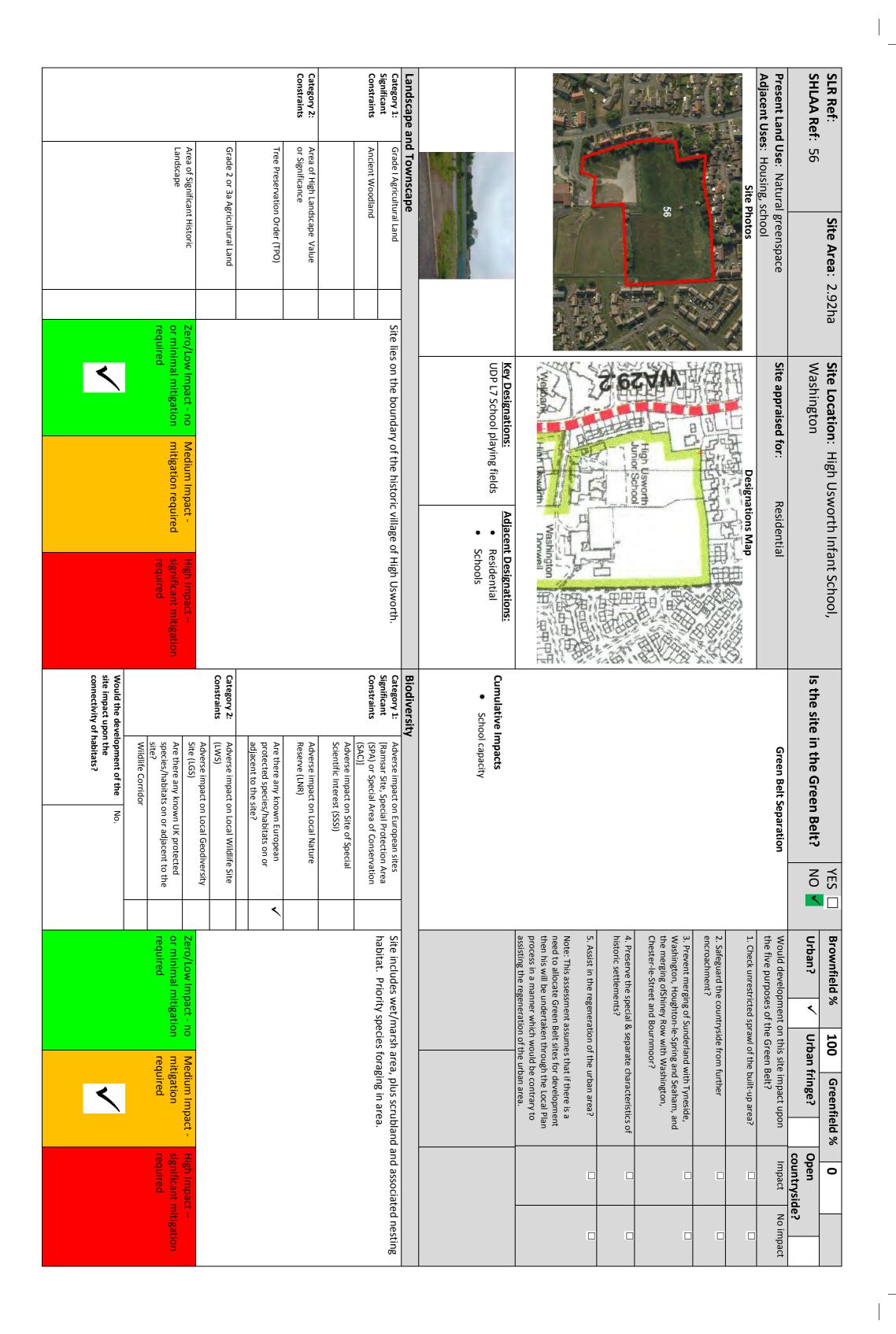
Ward Boundaries Washington South 86 Vashington East Washington Central 249 Washington West Washington Morth Washington Strategic Land Review 2016

Strategic Land Review sites/ areas

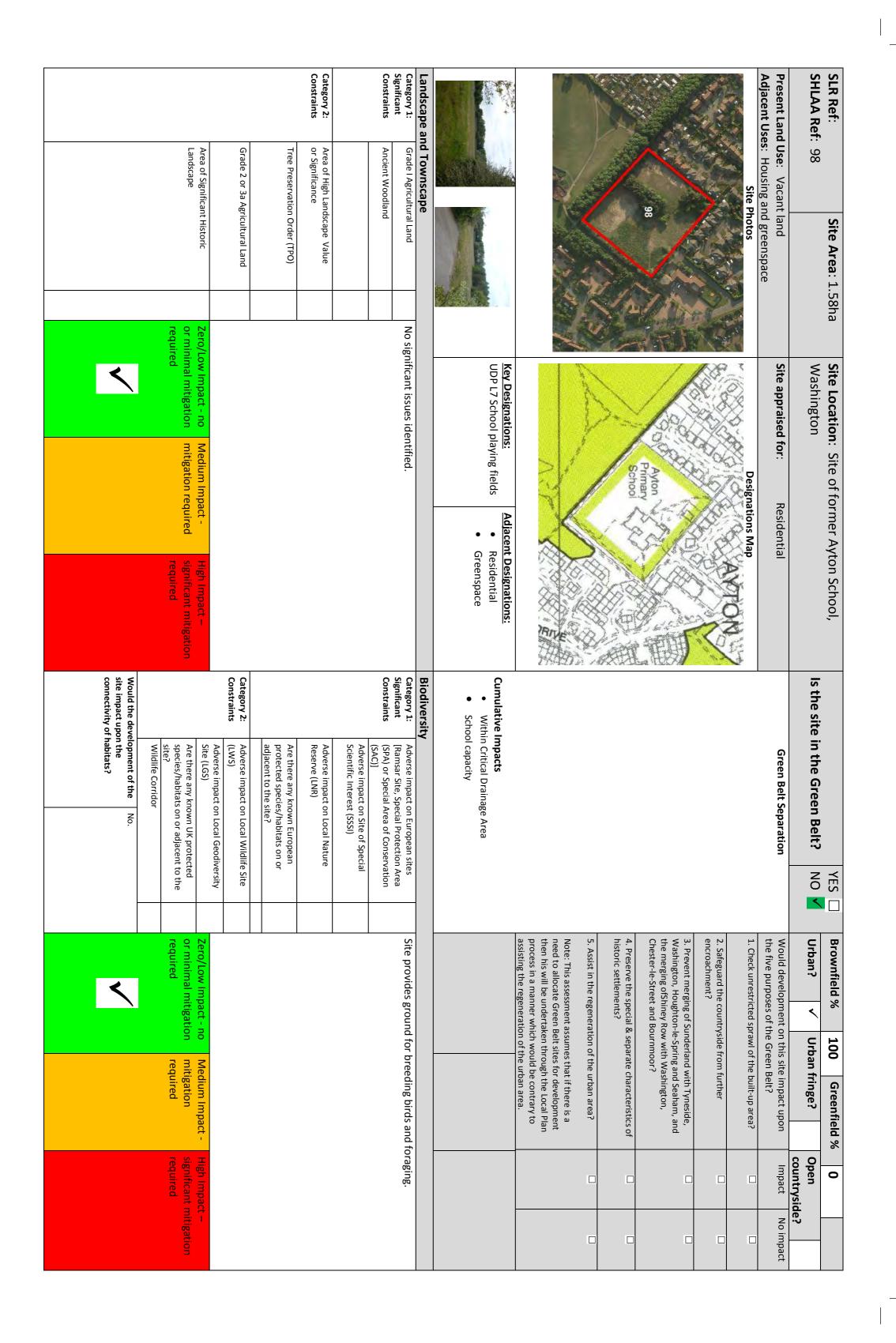




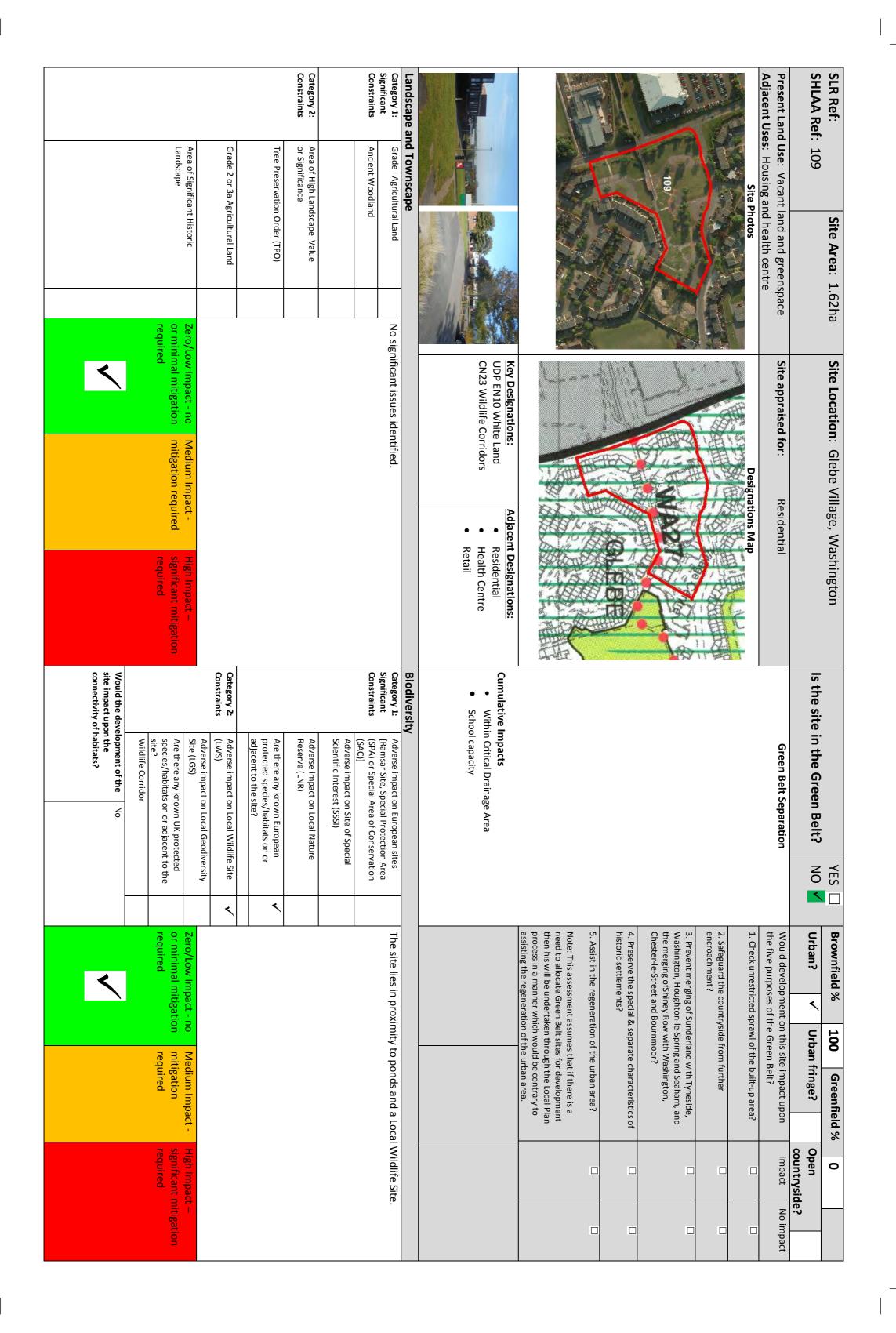
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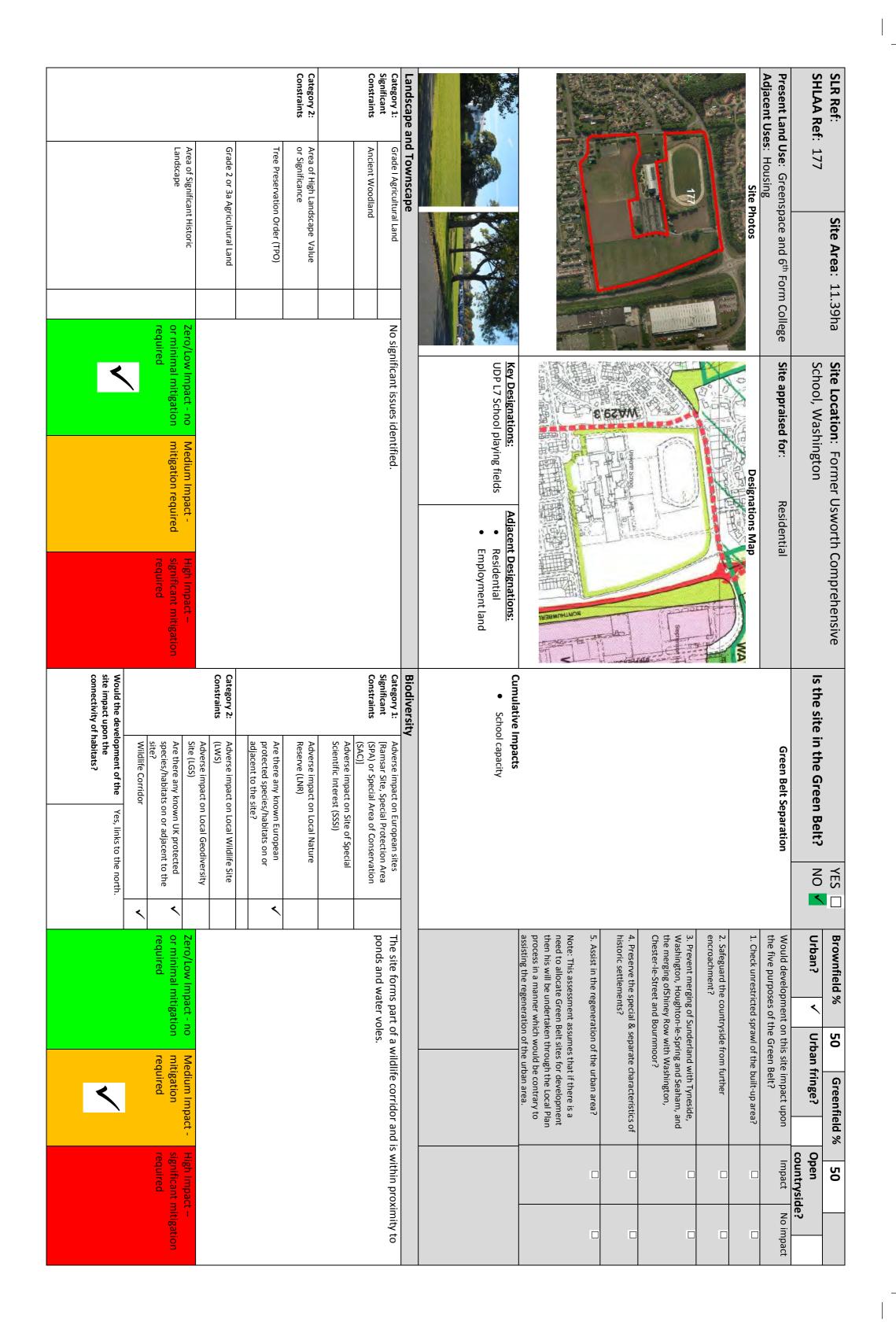
Category 1: Hea Significant COI Constraints Innu Category 2: HSE Constraints Mir	Ground Conditi Site Pre Topography Ger Uno	Category 2: Floor Constraints Vull Gro Sur with Sur with Crit			Historic Enviror Category 1: Sch Significant (+ 5 Constraints Wo can Buil
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Ground Conditions & Contamination Site Predominantly Flat Topography Gentle Slope Undulating Steep Slope	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
zero/Low Impact - no or minimal mitigation mitigation required	Site is stepped, with 2 flat plateaus.	or minimal mitigation mitigation required	floo	Zero/Low Impact - no or minimal mitigation mitigation required	Does the site have any historical or archaeological: No.
High Impact – significant mitigation required		significant mitigation required	perties from site.	High Impact – significant mitigation required	logical significance?
Suitable for development, subject of previous applications	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	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? Ratural greenspace Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor greenspace	Green Infrastructure Category 1: Historic Park or Garden (EH List) Significant Constraints Village Green Cemetery / Churchyard Category 2: Public Open Space/Playing Field/Play Area
site is considered suitable for development	Residential 65 30dpha	or minimal mitigation required	etwork,	Zero/Low Impact - no or minimal mitigation required	Site presently forms natural greenspace.
Site is considered potentially suitable for development		mitigation significar required required	ngton are at o pment in the \ Central and W	Medium Impact - High Imp mitigation required required	ural greenspace.
Site is not considered suitable for development		High impact – significant mitigation required	ur capacity. It is ington area ngton West) will imary school.	High Impact – significant mitigation required	



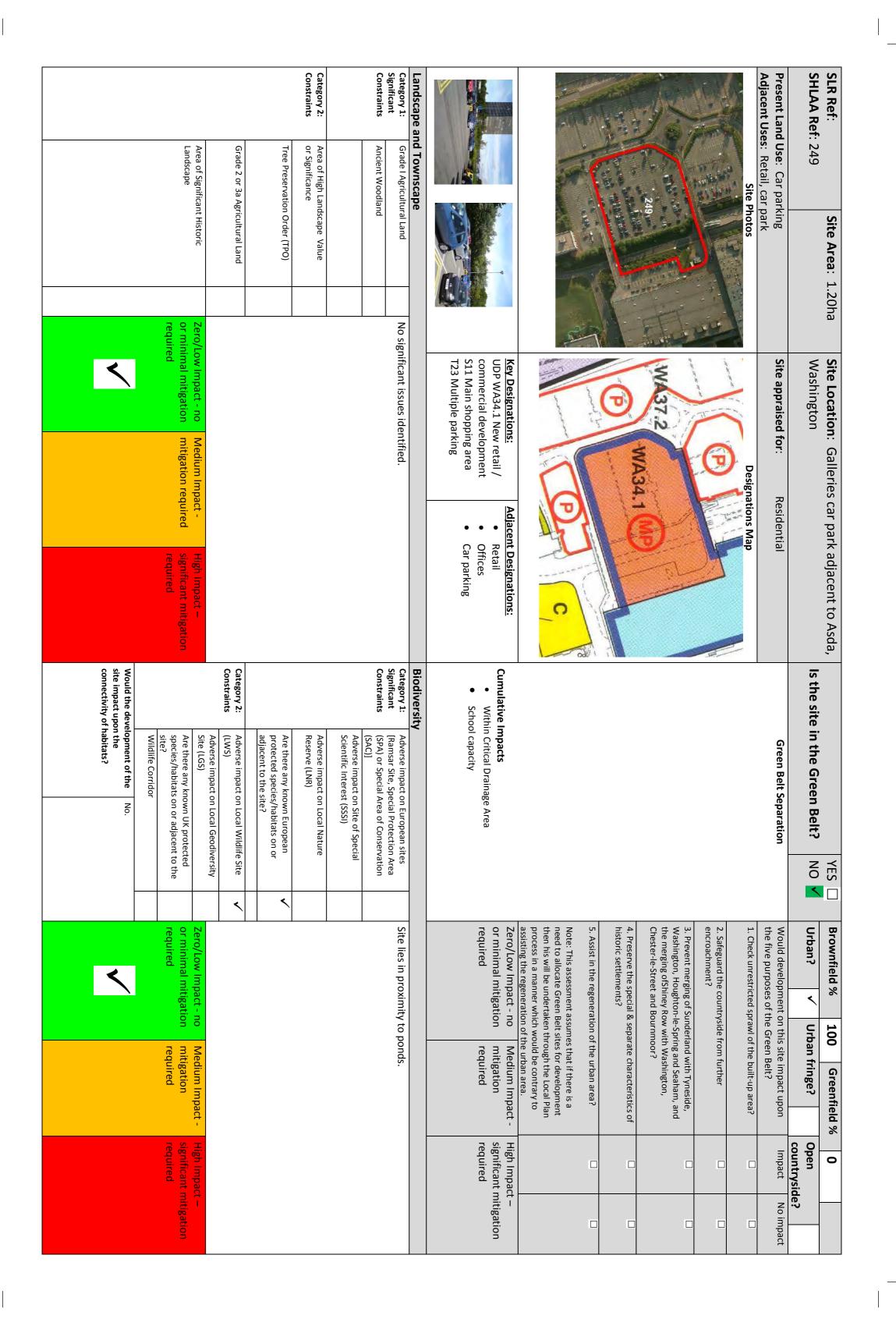
Category 1: Health & S: Significant COMAH De Constraints Inner Zone Electricity I Category 2: HSE COMA Constraints Landfill site Minerals La Minerals La Minerals S:	Site Predominal Topography Gentle Slop Undulating Steep Slope	Constraints Constraints Constraints Vulne Surface withir Surface withir Critica Source			Historic Environment and Culture Category 1: Scheduled Ancient Monume Constraints (+ 50m buffer zone if not de World Heritage Site & Settin candidate) Grade I/Grade II*Listed Building/Structure
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area Minerals Safeguarded Area	Topography Gentle Slope Undulating Steep Slope Ground Conditions & Contamination Flat V V Steep Slope	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	ronment and Culture Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Zero/Low Impact - no or minimal mitigation mitigation required	The site lies within a Coal Referral Area.	or minimal mitigation mitigation required required	floo	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation mitigation required	Does the site have any historical or archaeological No.
High Impact – significant mitigation required		significant mitigation required	Close. The site lies	High Impact – significant mitigation required	logical significance?
Considered su	What is considered suitable on the How many homes could be provid How many jobs could the site provides its province of the state of th	Local health and d centrally concentr	Infrastructure and S Is there road capacity for si Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, put community opportunities?	Natural greensp. Allotment Public Right of (cycleway/ footpat Green Infrastrunce) Is the proposed development site designated as open space or playing fields?	Green Infrastructure Category 1: Historic Significant Constraints Village Category 2: Public O Constraints Area
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	Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	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 evelopment site n space or playing	Historic Park or Garden (EH LIST) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
	ential 28dpha		etwork,	Ze	
Site is considered suitable for development		or minimal mitigation required	Access considered in development brief. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) wirequire further expansion of at least one existing primary school.	Zero/Low Impact - no or minimal mitigation required	No significant issues identified.
Site is considered potentially suitable for development		median impact - mitigation required	sidered in development brief. y of schools in Washington are at or near capacity. I that any new development in the Washington area / sites in Washington Central and Washington West her expansion of at least one existing primary school	Medium Impact - mitigation required	ntified.
Site is not considered suitable for development		significant mitigation required	Access considered in development brief. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	High Impact – significant mitigation required	



Historic Env Category 1: Significant Constraints	Historic Environment and Culture Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints	Does the site have any historical or archaeological significance?		Green Infrastructure Category 1: Historic Park or Garden (EH Ust) Significant Village Green	l List)
	World Heritage Site & Setting (+ candidate)			<u>, </u>	Cemetery / Churchyard
	Grade I/Grade II*Listed Building/Structure		Categ	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	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor
				S & G	Is the proposed development site Ves, a small proportion designated as open space or playing fields? Yes, a small proportion of site is greenspace.
Flooding			Infi		Infrastructure and Services
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Critical Drainage Area and is partly affected by 1:100 incidence surface water flooding. Medium incidence potentials aroundwater flooding.	al of	<u>≕</u> ი ი	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?
	Flood Risk Zone 3A (High Vulnerability)	0	Is ther site re What i local s comm	re I s	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	High Impact — Local P	<u> </u>	Local health and day-to-day facilities in Washington tend to be
	Groundwater Flooding 📗 🗸	0		rally	centrally concentrated at The Galleries and Concord.
	Surface Water Flooding – % of land within 1 in 30 incidence (high)				
	Surface Water Flooding – % of land <5%				
	Surface Water Flooding – % of land 10%	•			
	Critical Drainage Area				
	Source Protection Zone				
Ground Cor	Ground Conditions & Contamination		Suita	<u></u>	Suitability and Deliverability
Site	Predominantly Flat	No significant issues identified.	Wha		? Residen
Topograpity	Gentle Slone		HO		How many homes could be provided? 59 40dpha
	Undulating		Sit		Site Appraisal Conclusion
Cathological	Steep Slope		L		
Significant	COMAH Development Proximity or	or minimal mitigation mitigation required s	significant mitigation Suit		Sultable for development it issues can be overcome
Collection	Electricity Pylon (+ 10m buffer zone)	required	required		
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land				
	Minerals Legacy (quarries and coal mining)				
	Minerals Safeguarded Area High Voltage electricity line(+10m				
	buffer zone)				



Category 1: Health & Safety Executive (HSE) Significant COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Category 2: HSE COMAH Middle or Outer Zone Inner I	Site Predominantly Flat Topography Gentle Slope Undulating Steep Slope	Category 2: Constraints 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 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
y or one)	<	10%		ture	nt signated) g (+
Zero/Low Impact - no or minimal mitigation required	The site lies within a Coal Referral Area.	Zero/Low Impact - no or minimal mitigation required	Part of the site is subject to 1:30 incidence suincidence potential of groundwater flooding	Zero/Low Impact - no or minimal mitigation required	Does the site have any historical or archaeo No.
Medium Impact - mitigation required	l Referral Area.	Medium Impact - mitigation required	to 1:30 incidence surfa pundwater flooding.	Medium Impact - mitigation required	orical or archaeological s
High Impact – significant mitigation required		High Impact – significant mitigation required	Part of the site is subject to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	High Impact – significant mitigation required	logical significance?
Site considered	What is considered suitable on the How many homes could be provided How many jobs could the site provided the Site Appraisal Conclusion		Infrastructure and Services Is there road capacity for site traffic & Is there water and sewerage capacity requirements? Is there education/community/healt site requirements? What is the broad accessibility of the local shopping services, public transp community opportunities?	Allotment Allotment Public Right of (cycleway/ footpated) Green Infrastrum Green stite designated as open space or playing fields?	Green Infrastructure Category 1: Historic Significant Constraints Village of Cemete Category 2: Public O Constraints Area
Site considered suitable for development	Residen Residen 200 ide for?		Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor velopment site velopment site space or playing	Historic Park or Garden (EH LIST) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
Site	itial 23dpha	Zero/Low I or minimal required		Zero/Low or minim required	Site forms A195, and
Site is considered suitable for development		Zero/Low Impact - no or minimal mitigation required	Access to be determined. The majority of schools in anticipated that any new (particularly sites in Wash require further expansion	Zero/Low Impact - no or minimal mitigation required	
Site is considered potentially suitable for development		Medium Impact - mitigation required	Access to be determined. The majority of schools in Washington are at or near capacity. It anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) verquire further expansion of at least one existing primary school.	Medium Impact - mitigation required	part of a north-south Green Infrastructur forms playing fields/amenity greenspace.
Site is not considered suitable for development		High Impact – significant mitigation required	Access to be determined. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	High Impact – significant mitigation required	part of a north-south Green Infrastructure alongside the forms playing fields/amenity greenspace.



Category 1: Significant Constraints Category 2: Constraints	Ground Co Site Topography	Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic En Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Ground Conditions & Contamination Site Predominantly Flat Topography Gentle Slope Undulating Steep Slope	Vulnerability) Groundwater Flooding — % of land within 1 in 30 incidence (high) Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	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.	or minimal mitigation mitigation required required	Criti	Zero/Low Impact - no or minimal mitigation mitigation required	Does the site have any historical or archaeological significance?
High Impact – significant mitigation required		significant mitigation required	the eastern part of the rilooding. Medium	High Impact – significant mitigation required	significance?
Existing Galler Part of mixed development.	What is consider. What is consider. How many home How many jobs c Site Apprais:	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, pul community opportunities?	Is the proposed c designated as op fields?	Green Infrastructure Category 1: Historic Significant Constraints Cemete Category 2: Public O Constraints Area
Existing Galleries car park. Land ownership issues. Part of mixed use site. Not considered suitable for development.	What is considered suitable on the site? Mixed use. How many homes could be provided? 30 28c 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?	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 Ust) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
	use. 28dpha	or n	twork,	Zerr	
Site is considered suitable for development		or minimal mitigation required	Provides parking for Asda and adjacent uses. The majority of schools in Washington are at anticipated that any new development in the (particularly sites in Washington Central and require further expansion of at least one exis	Zero/Low Impact - no or minimal mitigation required	No significant issues identified.
Site is considered potentially suitable for development		mitigation required	Provides parking for Asda and adjacent uses. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) wirequire further expansion of at least one existing primary school.	Medium Impact - mitigation required	ntified.
Site is not considered suitable for development		significant mitigation required	Provides parking for Asda and adjacent uses. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	High Impact – significant mitigation required	

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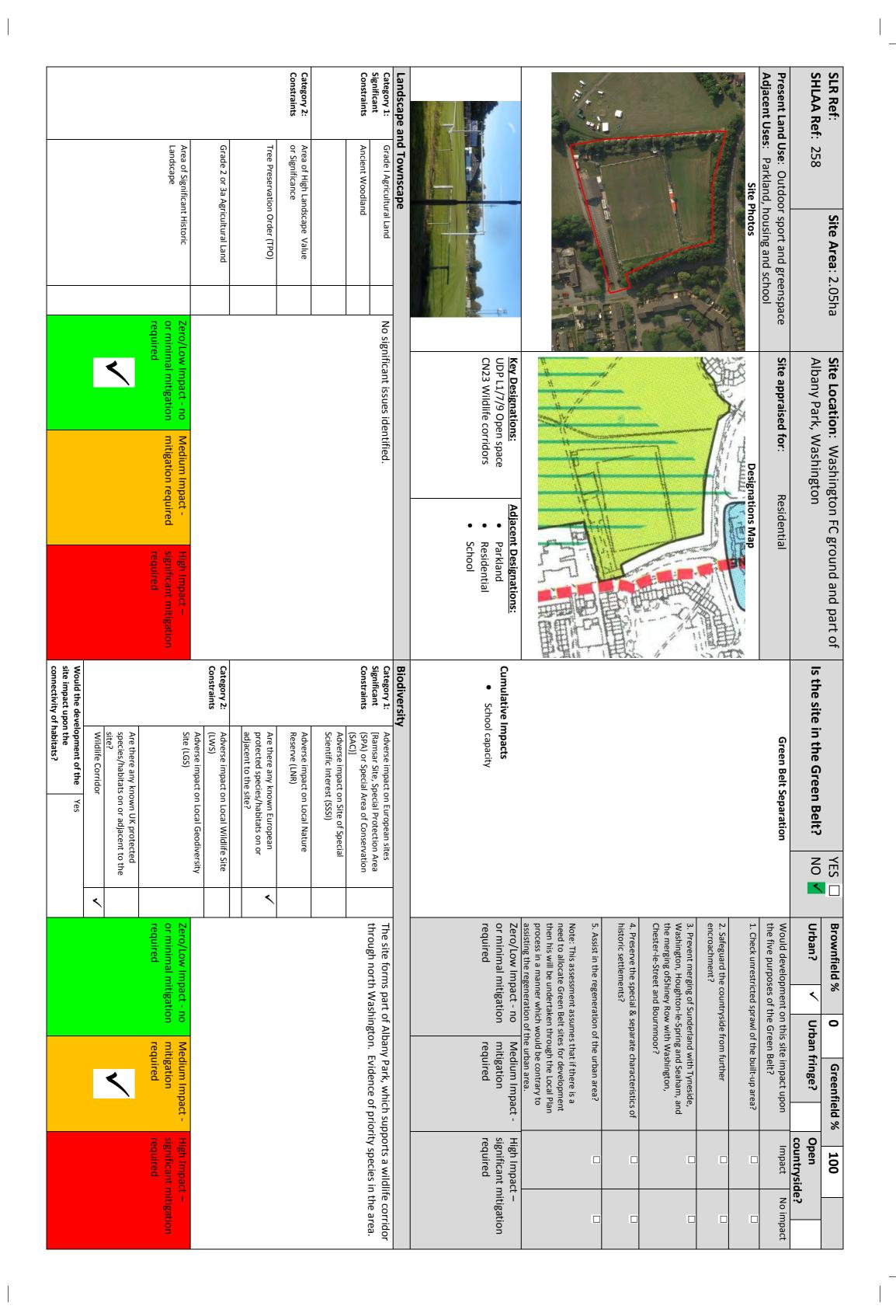
Area of Significant Historic Landscape rec		Adjacent Uses: Site Photos	SLR Ref: Site Area: 0.73ha SHLAA Ref: 250
Zero/Low Impact - no or minimal mitigation mitigation required required Medium Impact - High Impact - significant mitigation required required	No significant issues identified.	Designations Map Designations Map Designations Map Designations Map Designations Map Designations D	Site Location: Former B&Q Warehouse, Armstrong Road, Washington
Category 2: Constraints Constraints Adverse impact on Local Geodiversity Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Would the development of the site impact upon the connectivity of habitats? No.		Green Belt Separation Cumulative Impacts • Within Critical Drainage Area • School capacity	Is the site in the Green Belt? YES \(\square\$
Zero/Low Impact - no or minimal mitigation required Medium Impact - High Impact - significant mitigation required required	Successional brownfield land providing flora and habitat for birds.	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	Brownfield % 100 Greenfield % 0 Urban?

Category 1: Health & Sa COMAH De Constraints Inner Zone Electricity F Category 2: HSE COMAE Constraints Minerals Leading Company Compa	Ground Conditions & (Site Predominant Topography Gentle Slope Undulating Steep Slope	Constraints Constraints Constraints Vulnerability) Groundwater Surface Wate within 1 in 30 Surface Wate within 1 in 10 Critical Draina Source Protee			Historic Environment and Culture Category 1: Scheduled Ancient Monume (+ 50m buffer zone if not de world Heritage Site & Settin candidate) Grade I/Grade II*Listed Building/Structure
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area	Ground Conditions & Contamination Site Predominantly Flat Topography Gentle Slope Undulating Steep Slope	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (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 Medium Impact - or minimal mitigation mitigation required required	The site lies within a Coal Referral Area.	required witigation mitigation required	a Critical Drainage Area. ling.	Zero/Low Impact - no	Does the site have any historical or archaeologic No.
High Impact – significant mitigation required		rignificant mitigation required	Low incidence potential of	High Impact – significant mitigation required	logical significance?
Site was given permission in 2015 for food store. Not suitable for residential development.	What is considered suitable on the site? Retail How many homes could be provided? 20 How many jobs could the site provide for? Site Appraisal Conclusion	Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	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: Significant Constraints Cemetery / Churchyard Category 2: Category 2: Constraints Category 2: Category 2: Category 2: Category 2: Category 2: Constraints Area
Site is considered suitable for development	30dpha	zero/ row impact - no required	twork,	Zero/Low Impact - no or minimal mitigation required required	No significant issues identified.
Site is considered potentially suitable for development development		mitigation required significant mitigation required required	Access to be determined, does not appear possible. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Medium Impact - mitigation required High Impact - significant mitigation required	

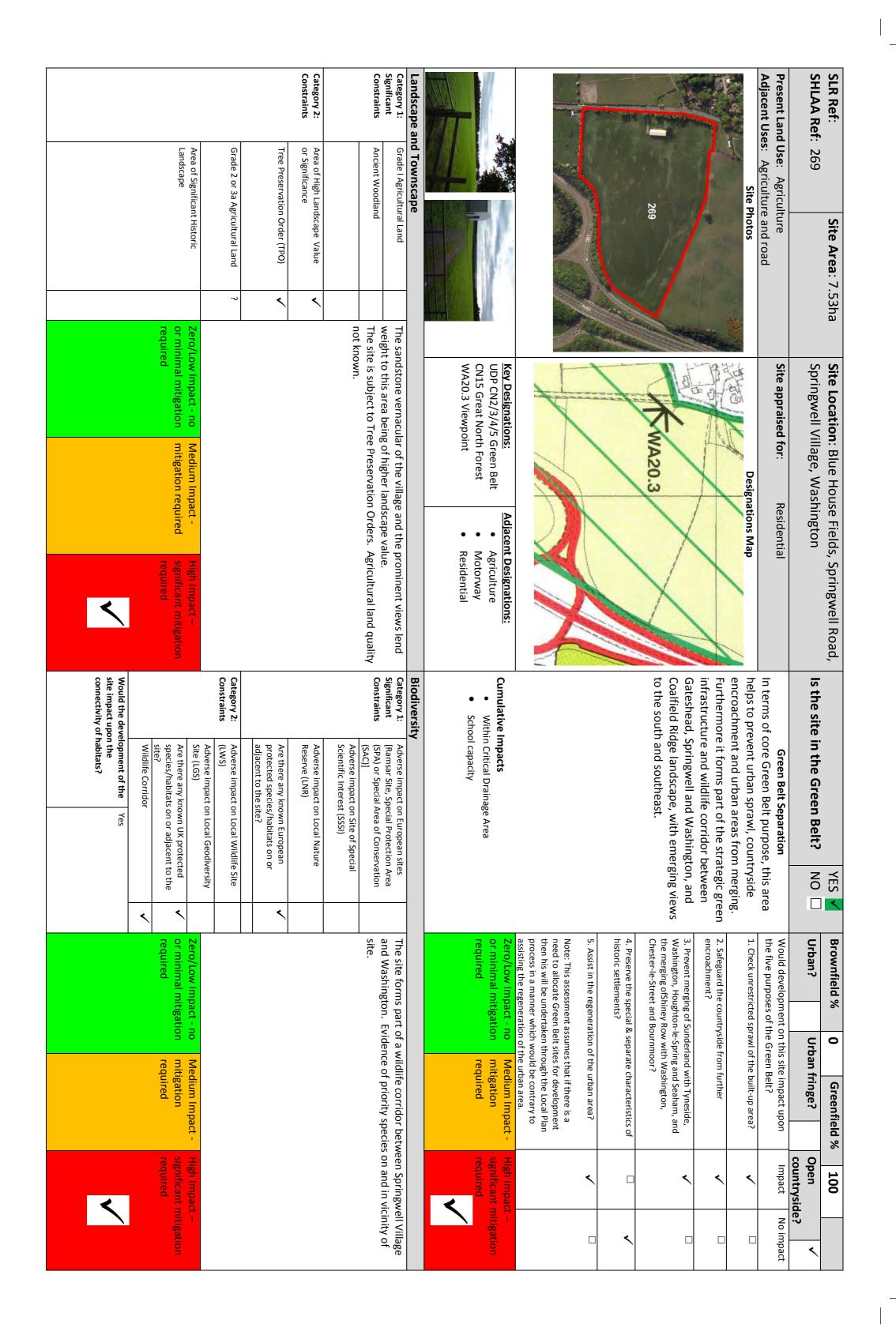
							Category 2: Constraints		Significant Constraints	. 6	Landscape a						7	Present Land Use: Adjacent Uses: Ho	SHLAA Ket:	SLR Ref:
			Area of Significant Historic Landscape		Grade 2 or 3a Agricu	Tree Preservation Order (TPO)	Area of High Landscape or Significance		Ancient Woodland	Grade I Agricultural Land	and Townscape				252		P1 1000	Ise : Amenity Housing	: 252	נ כ
					3a Agricultural Land	rder (TPO)	ape Value							V			tos	greenspace		Site Area: 0.75ha
		<	Zero/Low Impact - no or minimal mitigation required						o	No significant issues identified	<u>-</u>	Key Designations: UDP WA5.2 Housing improvements						Site appraised	wasnington	Site Location:
			Medium Impact - mitigation required							ntified.	_				1		Designations Map	for : Residential		Land at
			High Impact – significant mitigation required									• Housing				NAS 3	ns Map	<u>a</u>		Hastings Court, Sulgrave,
Would the development of the site impact upon the				Collstrailis	Category 2:				Significant Constraints	Category 1:	Biodiversity	Cumulative Impacts School capaci	W I WALL	AME T	E. V. 818"20	Sina Batasi	r T		is the site	
opment of the No.	윽	Are there any known UK protected species/habitats on or adjacent to the site?	Site (LGS)	Adverse impact on Local Geodiversity	Adverse impact on Local Wildlife Site	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	Adverse impact on European si		tive Impacts School capacity						Green Belt Separation	Is the site in the Green Beit?	
		t to the		versity	fe Site	or	ro l	<u> </u>	n Area vation	tes									2	YES
		<	Zero/Low Impact - no or minimal mitigation required		·				0	No significant issues identified.		Zero/Low Impact - no or minimal mitigation required	5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for developmer then his will be undertaken through the Local Plaprocess in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special & historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, ar the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted spr	Would development on this site imp the five purposes of the Green Belt?	Urban? V	Brownfield %
			Medium Impact - mitigation required						9	identified.		no Medium Impact - nn mitigation required	5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special & separate characteristics of historic settlements?	erging of Sunderland with Tyneside, Houghton-le-Spring and Seaham, and ofShiney Row with Washington, reet and Bournmoor?	side from further	 Check unrestricted sprawl of the built-up area? 	Would development on this site impact upon the five purposes of the Green Belt?	Urban fringe?	0 Greenfield %
			High Impact – significant mitigation required									- High Impact – significant mitigation required						Impact No impact	Open countryside?	% 100

Category 1: Significant Constraints Category 2: Constraints	Site Topography	Ground Co	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Category 1: Significant Constraints	Historic En
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Predominantly Flat Gentle Slope Undulating Steep Slope	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 Ground Conditions & Contamination	Flood Risk Zone 3A (High Vulnerability) Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Flood Risk Zone 3B (Functional Floodplain)	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 Medium Impact - mitigation required	No significant issues identified.	required	Zero/Low Impact - no or minimal mitigation mitigation required	Low incidence potential of groundwater flooding.	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		required	High Impact – significant mitigation	ng.	High Impact – significant mitigation required	significance?	
Potentially suitable	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	Is there education/com site requirements? What is the broad acceleral shopping services, community opportunities.	Infrastructure and Services Is there road capacity for site traffic generations and sewerage capacity for site	Allotment Allotment Public Right of (cycleway/ footpat) Green Infrastru Is the proposed development site designated as open space or playing fields?	Category 1: Histe Significant Villa Constraints Cem Category 2: Publi Area	Green Infrastructure
Potentially suitable for development.	L,	eliverability	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? Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site	Natural greenspace Allotment Public Right of Way ((cycleway) footpath/bridleway) Green Infrastructure corridor elopment site elopment site space or playing	Historic Park or Garden (EH List) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area	ure
	Open space / residential 20 30dpha		d network, nd			Play	-
Site is considered suitable for development	dential	required	ur ar ec	Pedestrian desire line across the site, po and / or incorporate into the site layout.	Zero/Low Impact - no or minimal mitigation required	The site provides existing amenity greenspace.	
Site is considered potentially suitable for development		required	n Washington are at development in the hington Central and n of at least one exis Medium Impact - mitigation	ross the site, potenti	Medium Impact - mitigation required	g amenity greenspac	
Site is not considered suitable for development		required	Ity of schools in Washington are at or near capacity. It is that any new development in the Washington area ly sites in Washington Central and Washington West) will ther expansion of at least one existing primary school. Impact - no Medium Impact - High Impact - significant mitigation mitigatio	desire line across the site, potential stopping up required corporate into the site layout.	High Impact – significant mitigation required	ŢĎ	

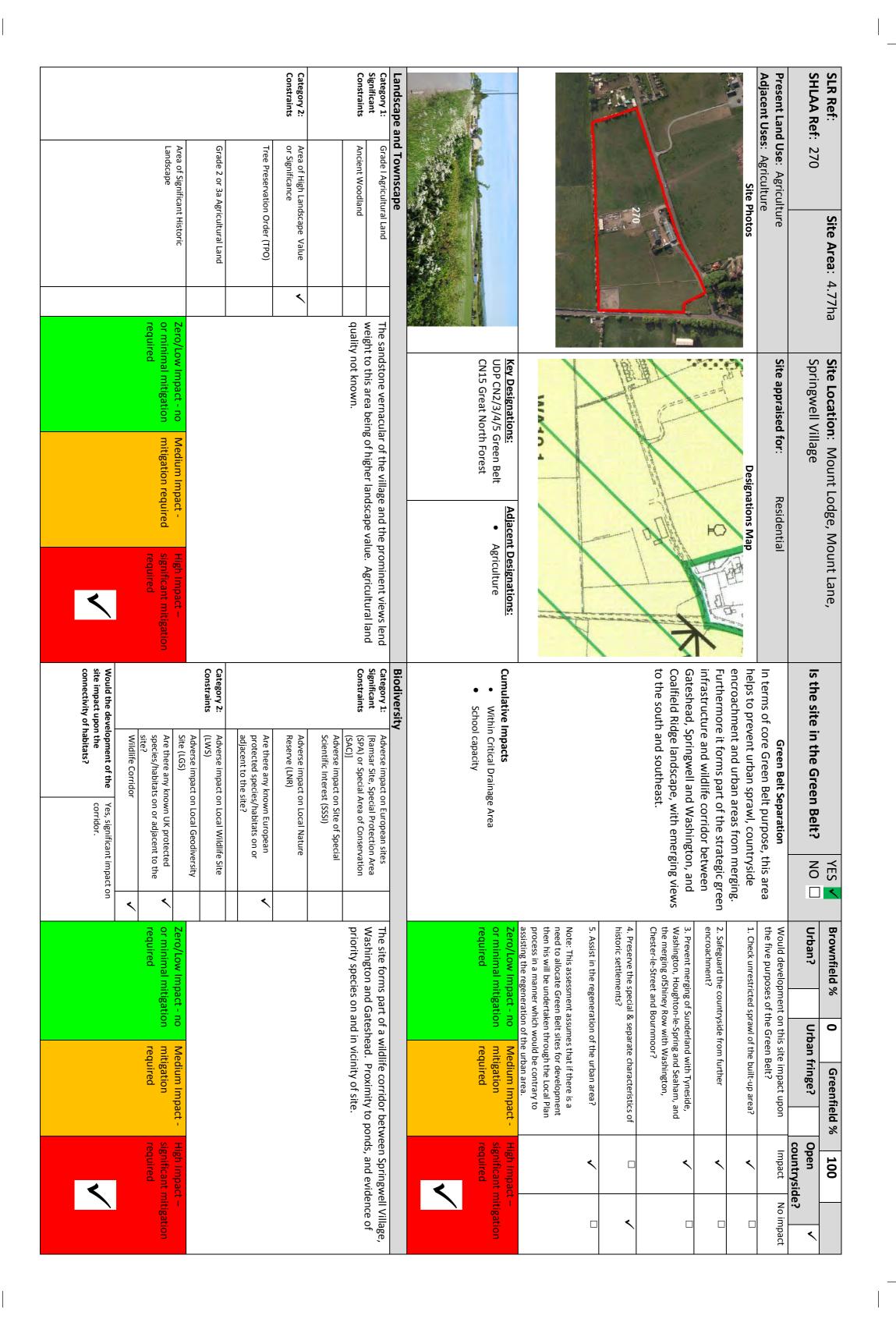
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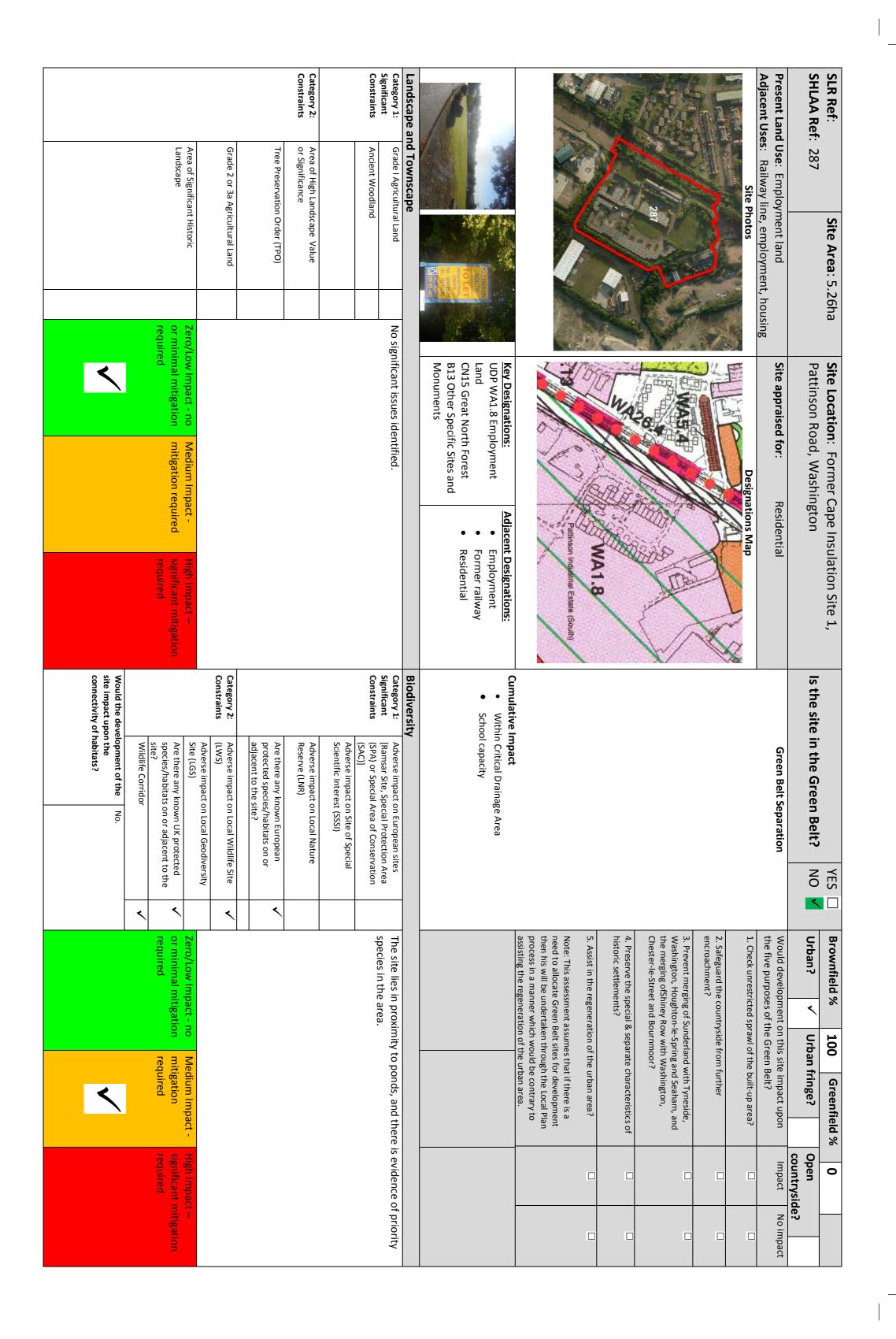
Historic Env Category 1: Significant	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? Minor archaeological significance.	ological significance?	Green Infrastructure Category 1: Historic Significant	ucture Historic Park or Garden (EH Ust)	ist)
Constraints	ר א סחוו מחוופן לחווב וווחר מבאפומובמי)	~~~	Ainor archaeological significance.		Significant Constraints	<	Village Green
	World Heritage Site & Setting (+ candidate)						Cemetery / Churchyard
	Grade I/Grade II*Listed Building/Structure				Category 2: Constraints		Public Open Space/Playing Field/Play Area
Category 2:	Grade II Listed Building/Structure						Natural greenspace
	Conservation Area					ı	Allotment
	Archaeological Site (Known & potential)	V V	Zero/Low Impact - no	ct - High Impact – uired significant mitigation required			Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor
			<		Is the property of the propert	oosed dev d as open	Is the proposed development site designated as open space or playing fields? Yes, the whole site
Flooding					Infras	tructure	Infrastructure and Services
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	<u>ר</u> ס	Part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	ence surface water flooding. r flooding.	Is there road calls there water a	road capaci water and s	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 site req What is local sh	Is there education/site requirements? What is the broad a local shopping servicommunity 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?
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Z	Zero/Low Impact - no Medium Impact -	ct - High Impact — uired significant mitigation	Good acc	ess- close	Good access- close proximity to Concord.
	Groundwater Flooding	4					
	Surface Water Flooding – % of land within 1 in 30 incidence (high)	5%					
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	10%		<			
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	30%					
	Citical Dialilage Area						
	Source Protection Zone						
Ground Cor	Ground Conditions & Contamination				Suitabili	ty and	
Site Topography	Predominantly Flat		No significant issues identified.		What is c	onsidered	What is considered suitable on the site? Open space /residential How many homes could be provided? 70 45dnha
	Gentle Slope	<			How ma	ny jobs cou	How many jobs could the site provide for?
	Undulating				V otiS	ppraisal	ppraisal Conclusion
	Steep Slope				Site	Appraisal	Site Appraisal Conclusion
	Steep Slope					-	
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	Z	Zero/Low Impact - no Medium Impact -	ct - High Impact —	Potent	ially suits	Potentially suitable for development provided that
Constraints	Electricity Pylon (+ 10m buffer zone)	7			signif	icant cons	significant constraints can be overcome.
Category 2:	HSE COMAH Middle or Outer Zone						
	Minerals Legacy (quarries and coal mining)						
	Minerals Safeguarded Area High Voltage electricity line(+10m						



Free Free Corridor (Freuer) Green The site would involve the full width of the Green Corridor that runs north-south between Spring Green Free Space/Playing Field/Play Pen Space/Playin	Historic Env	Environment and Culture			Green Infrastructure	ructure				
The side of the control of the side of	Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological si Site is located just outside the historic Springwell Villa	significance? lage, a proposed	Category 1: Significant	Historic Park or Garden (E	H List)		ne full width of the Gr south between Spring	een Infrastructure well Village and
Control of the Series 1	Constraints		Conservation Area.		Constraints	Village Green		gton.	ght of Way follows th	e northern boundary o
Concentration of the Concent		World Heritage Site & Setting (+ candidate)				Cemetery / Churchyard		יות אונה.		
Provided that the delaphy brown is a contraction force to delaphy brown in the provided by the provided of the delay in the provided by the		Grade I/Grade II*Listed Building/Structure			Category 2: Constraints	Public Open Space/Playing F Area	ield/Play	·		
Alternative Access possible from weatern boundary with in process of process	Category 2:	Grade II Listed Building/Structure				Natural greenspace				
Activations of Processing Section 2 in Activation Impact of College Impact of Colleg	Collection					Allotment				
Federales de febrons à l'acces pour les processes pr										
odings memory 1: Incombination of the party in a post of the party in a part		Archaeological Site (Known & potential)		High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corri				High Impact – significant mitigation required
The distance is functional The disparation			<		Is the proposed de designated as oper fields?	ng				<
The site party is within a Circle Distinge Area and includes an area from the same area quality of same and party from provided and some area quality of same and party from provided and some area quality of same and party from provided and some area quality of same and party from provided and some area quality of same and party from provided and some area quality of same and party from provided and some area quality of same and party from provided and some area quality of same and party from provided and some area quality of same and party from provided and some area quality of same and party from provided and some area quality of same and party from provided and some area quality of same and party from provided and some area quality of same and party from provided and some area quality of same and party from provided and some area quality of same and party from provided and some area quality of same and party from party from provided and some area of the same and party from party of same and party from pa	Flooding				Infrastructure	and Services	_			
Proof de Subre 3 Hiefs Proof de Subre 3	Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site partly lies within a Critical Drainage Ares subject to 1:30 incidence surface water flooding from ground water / saturated ground	ea and includes an area g. Known flood issues	Is there road capaous Is there water and requirements?	city for site traffic generation? sewerage capacity for site		Access possible from we from local facilities.	stern boundary with r	mitigation. Remote
Page 12 Flood Sigk Zone Xi/Medium 12 Serey Local Impact 10 Medium Impact 10		Flood Risk Zone 3A (High Vulnerability)			Is there education, site requirements?	/community/health facility cap	oacity for	The majority of schools i	n Washington are at c	or near capacity. It is
Production Pro					What is the broad local shopping sen community opport	accessibility of the site to loca vices, public transport, educat tunities?	il road network, ion and	(particularly sites in Was require further expansio	chington Central and v n of at least one exist	Washington West) will ing primary school.
Groundwater flooding	Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		High Impact —	Remote from local	health and day-to-day faciliti	es.	Zero/Low Impact - no	Medium Impact -	High Impact –
Surface water Reporting - Not all and without in 100 incidence (region) 5% 5% 5% 5% 5% 5% 5% 5			required	required				9	required	required
Surface Water Flooding: - % of Idend 10% 1		land	5%							
Surface Water Flooling-1% of land within 1n 1000 incidence (test) Fredominantly Flat Pedominantly Flat Incident Balloge Contamination Fredominantly Flat Converted States Executive (HSS) Inner Jone Electricity Pylon (+ 10nb biffer zone) Landfil sites, Contaminated Janoa Minerals Lagsary (Quarries and Coal) Minerals Lagsary (55%	<u> </u>						
Critical Drainage Area Contention 2one Surtability and Deliverability Source Protection 2one Surtability and Deliverability Suitability Su			0%	•						•
Source Protection Zone Source Protection Z		(100)								
Succession Superior Superio		Source Protection Zone								
Predominantly Flat Predominantly Flat Predomin	Ground Cor	nditions & Contamination			Suitability and	d Deliverability				
Gentle Slope Gentle Slope Connulvating Steep Slope Safety Executive (HSE) Connulvating Formal mitigation Forma	Site Tonography				What is considered	d suitable on the site?	- Cult			
Conduite step Steep Stope Steep Stope Steep Stope Steep Stope Steep Stee	Topograpity	2			How many homes	could be provided?				
Steep Slope		Gentle Slope Undulating			How many jobs co	uld the site provide for?	_			
Health & Safety Executive (HSE) COMAH Development Proximity or Come Comah Development		Steep Slope			Site Appraisal	Conclusion				
COMAH Development Proximity or Inner Zone	Category 1:	Health & Safety Executive (HSE)		High Impact –				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 buffer zone)	Significant Constraints	Inner Zone Electricity Bylon (+ 10m bylfer zone)		significant mitigation required	Site forms part	of the Green Belt.		suitable for development	potentially suitable for	suitable for development
		Electricity Pylon (+ 10m purier zone)							development	
	Category 2:	HSE COMAH Middle or Outer Zone								
Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Constraints	Minerals Legacy (quarries and coal	~							\
High Voltage electricity line(+10m buffer zone)		mining) Minerals Safeguarded Area								
		High Voltage electricity line(+10m buffer zone)								

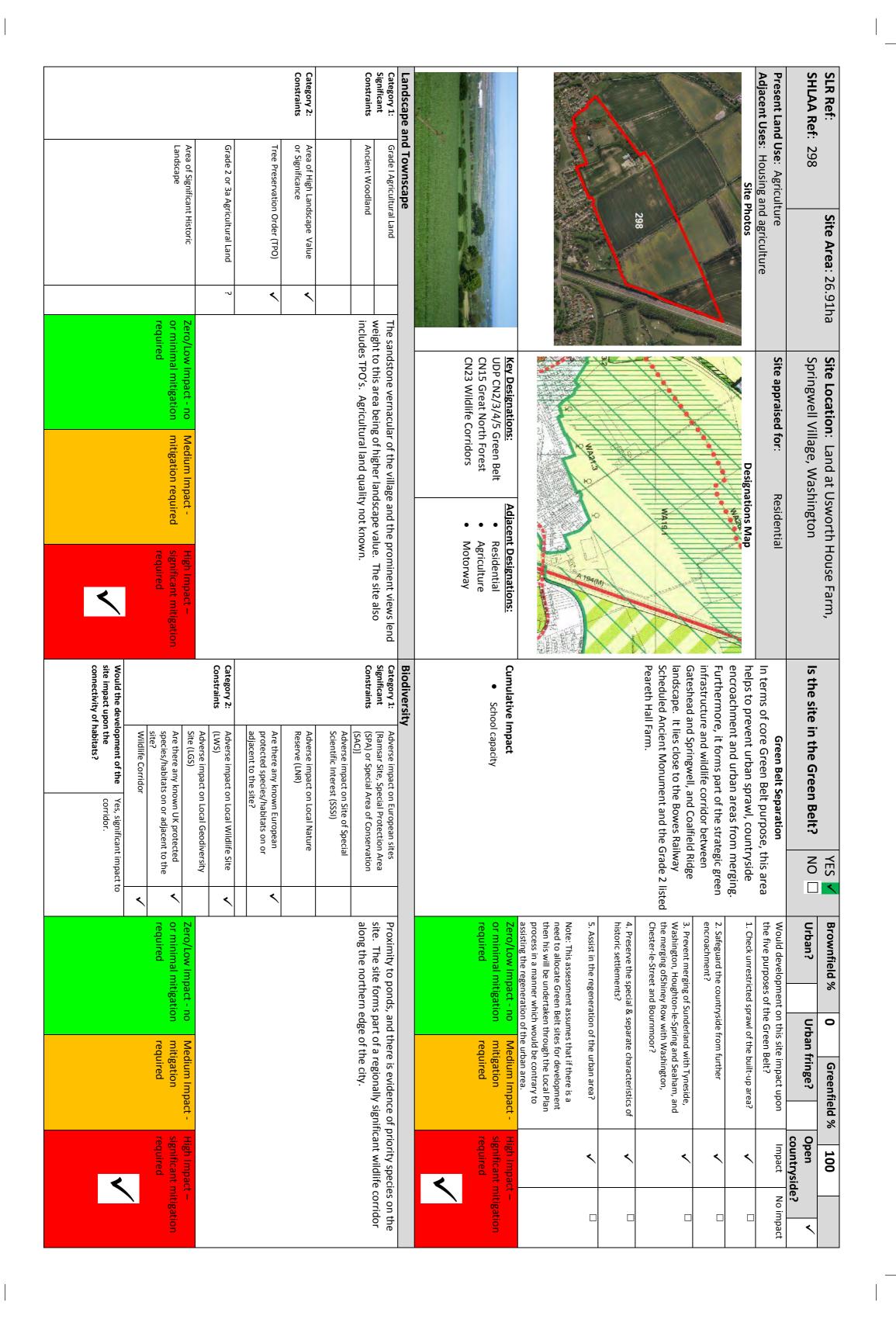


Category 2: Constraints	Category 1: Significant Constraints			Topography	Ground Co							Category 2: Constraints		Category 1: Significant Constraints	Flooding				Category 2: Constraints			Constraints	Category 1: Significant
Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone	Undulating Steep Slope	Gentle Slope		Ground Conditions & Contamination Site Predominantly Flat V	Source Protection Zone	Critical Drainage Area Source Protection Zone	Surface Water Flooding – % of land within 1 in 1000 incidence (less) 5%	Surface Water Flooding – % of land 5% within 1 in 100 incidence (medium)	Surface Water Flooding – % of land within 1 in 30 incidence (high) <5%	Groundwater Flooding 🗸	Vulnerability)	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)		Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated)
required	/ Impact - no al mitigation	1			Part of the site has been landfilled.							Zero/Low Impact - no		The site partly lies within a Critical Drainage Area and includes an area subject to 1:30 incidence surface water flooding. Known flood issues from ground water / saturated ground.			Zero/Low Impact - no Normal mitigation mrequired	,				Monument and just outside the edge of the proposed Conservation Area.	Does the site have any historical or archaeological significance? The site is within the wider landscape setting to the Bowes Bailw.
<	Medium Impact - mitigation required				ndfilled.							Medium Impact - mitigation required		a Critical Drainage Area a urface water flooding. ated ground.		<	Medium Impact - mitigation required						rical or archaeological sign
required	High Impact – significant mitigation required							<			required	High Impact – significant mitigation		lage Area and includes an area flooding. Known flood issues		3	High Impact – significant mitigation required					historic Springwell Village, a	nificance?
	Site forms part	Site Appraisal Conclusion	How many jobs co	How many homes	Suitability and What is considered							Remote from local facilities.	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?	Infrastructure	Is the proposed development site designated as open space or playing fields?				Category 2: Constraints		Constraints	Category 1: Historic
	Site forms part of the Green Belt.	Conclusion	How many jobs could the site provide for?	How many homes could be provided?	Suitability and Deliverability What is considered suitable on the site?							l facilities.	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Infrastructure and Services	evelopment site No.	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 (ен ust)
				72 20dpha	Agriculture								apacity for al road network, tion and	>	-		ridor •			Field/Play			EH List)
development	Site is considered suitable for											Zero/Low Impact - no or minimal mitigation	anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Site access to be determined. Remote from local facilities. The majority of schools in Washington are at or near capacity. It is			Zero/Low Impact - no or minimal mitigation required					south and east of Springwell Village.	
suitable for development	Site is considered potentially										required	Medium Impact - mitigation	v development in the shington Central and von of at least one exist	to be determined. Remote from local facilities. ty of schools in Washington are at or near capac			Medium Impact - mitigation required					Well Village.	een Infrastructure co
development	Site is not considered suitable for							<			required	High Impact – significant mitigation	Washington area Washington West) will ing primary school.	ocal facilities.		<	High Impact – significant mitigation required						lls within a Green Infrastructure corridor that links to the

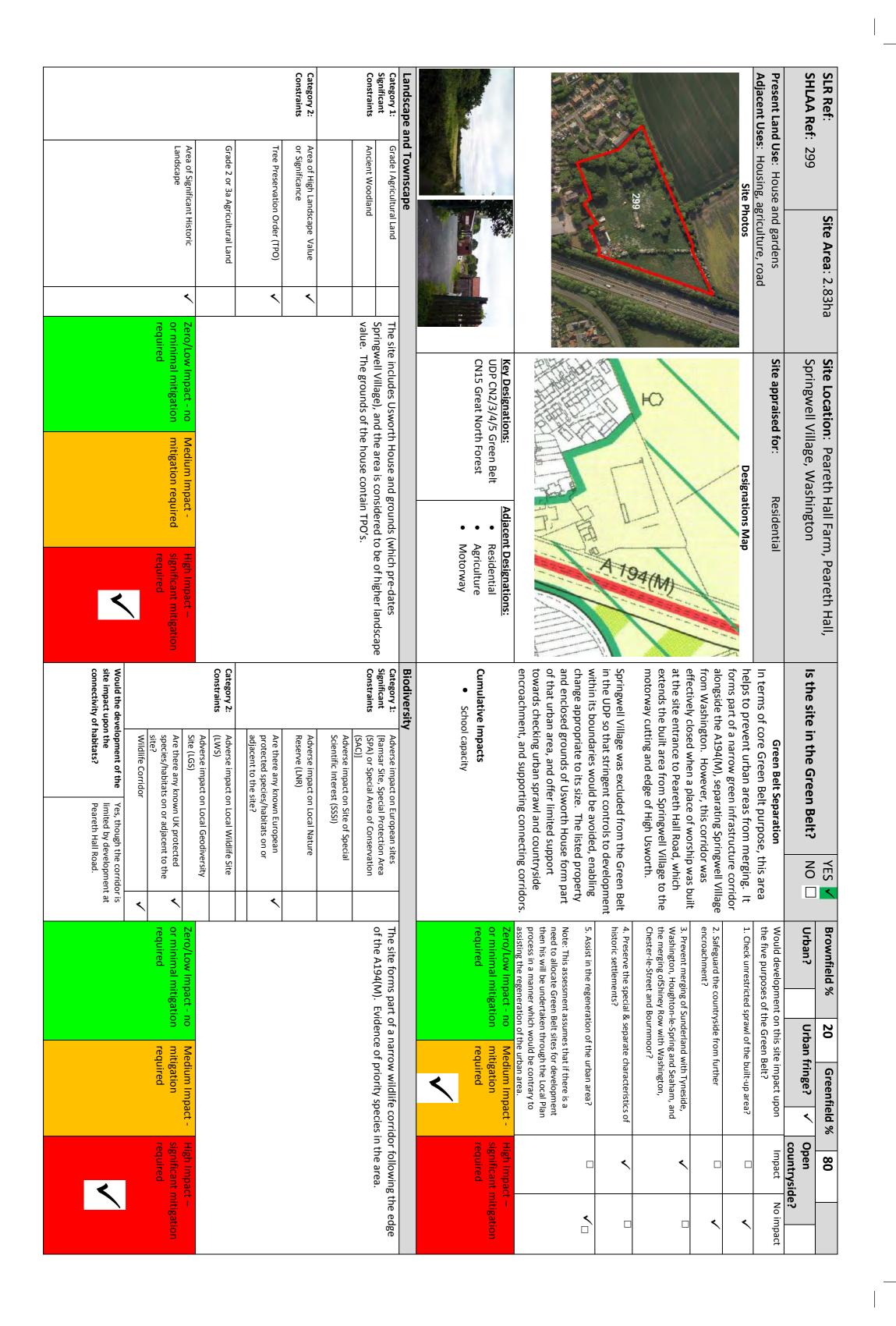


Constraints Constraints Electricity Pylon (+ 10m buffer zone)	Ground Conditions & Contamination Site Topography Gentle Slope Undulating Steep Slope	Constraints Constraints Constraints Vulnerability) Surface Water Flooding -% of land within 1 in 30 incidence (high) Surface Water Flooding -% of land within 1 in 100 incidence (medium) Surface Water Flooding -% of land within 1 in 1000 incidence (medium) Critical Drainage Area Source Protection Zone		Category 2: Grade II Listed Building/Structure Constraints Conservation Area Archaeological Site (Known & potential)	Category 1: Significant Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
or minimal mitigation mitigation required required	No significant issues identified.	caro/Low impact - no Medium impact - no Medium impact - no mitigation mitigation required c1% c1% 5% 10%	a Criti water 1 ling.	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation mitigation required	Does the site have any historical or archaeo Site of former chemical works, and beside fo station.
High impact – significant mitigation required		High impact— significant mitigation required	d is partly affected by 1:30 ce potential of	High Impact – significant mitigation required	logical significance? rmer Washington (railway)
Retain as employment land- as set out in the Employment Land Review. Not suitable for residential development.	What is considered suitable on the site? Emplo How many homes could be provided? 80 How many jobs could the site provide for? Site Appraisal Conclusion	Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	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) Green Infrastructure corridor Yes, buffer zones to employment	Green Infrastructure Category 1: Significant Constraints Cemetery / Churchyard Category 2: Category 3: Category 4: Category 5: Category 6: Category 6: Category 6: Category 7: Category 8: Category 9: Category
site is considered suitable for development	Employment land. 80 20dpha	required	or letwork,	Zero/Low Impact - no or minimal mitigation required	<
potentially suitable for development		Medium Impact - sign required req	Washington are at o development in the \ ington Central and W	Medium Impact - Hig mitigation required req	The site includes a proportion of amenity greenspaces and informal natural greenspaces, associated with the existing industrial estate.
site is not considered suitable for development		High Impact – significant mitigation required	ear capacity. It is shington area hington West) will primary school.	High Impact – significant mitigation required	baces and informal industrial estate.

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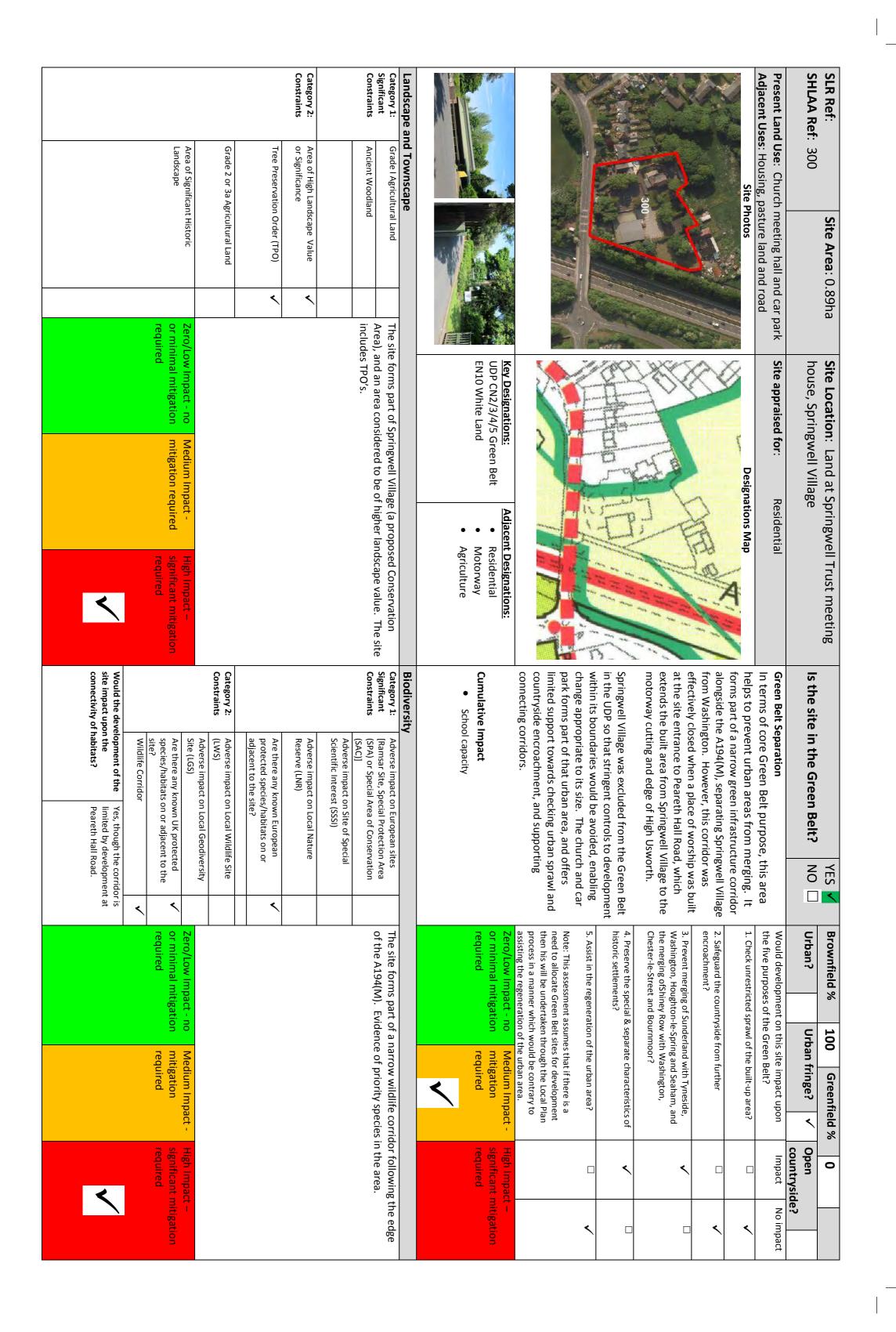


The controller conset incered designated; Very and its control of the control of	Historic Env	Historic Environment and Culture		Door the site have any historical or archaeological sign	Side of the state	Green Infrastructure	ructure	_	
Concept of the Setting to conditional control of the Setting to cond	Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	<u> </u>	rical or archaece ndscape setting the edge of the	niticance? owes Railway Scheduled oringwell Village, a	Category 1: Significant Constraints	Historic Park or Garden (EH List) Village Green		Forms part of a Green Infrastructure corridor running between Springwell Village, Gateshead and Washington. A public right of way passes through site.
Garde 1 Content Custor Anthronological Step Tomoron 8. Anthronological Step		World Heritage Site & Setting (+ candidate)		טוטטפט כטווארו אמנוטוו או במ.			Cemetery / Churchyard		
Commencion Area Commencion		Grade I/Grade II*Listed Building/Structure				Category 2: Constraints	Public Open Space/Playing Field/ Area	Play	
Activeological State (Grown & Zeros/Low Impact - Incording State (Category 2: Constraints	Grade II Listed Building/Structure					Natural greenspace		
Proof Risk Zone 38 Franctional Proof Risk Zon		Conservation Area	<				Allotment		
Flood flock Zone 3.6 (Fig.) Flood flock Zone 2.6 (Fig.) Flood flock Zone 2.6 (Fig.) Flood flock Zone 2.6 (Fig.) Flood flock Zone 3.6 (Fig.) Flood flock Zone 3.6 (Fig.) Flood flock Zone 2.6 (Fig.) Flood flood floc		Archaeological Site (Known & potential)		/ Impact - no al mitigation	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	< <	Zero/Low Impact - no or minimal mitigation required
Flood Risk Zone 3B (Functional Flooding Flood Risk Zone 3B (Functional Flooding Flooding Flooding Flooding Flood Risk Zone 3B (Functional Flooding				<		Is the proposed de designated as ope fields?		-	
Flood Sick Zone 3A (Flight Vulnerability) Flood Fl	Flooding	_				Infrastructure	and Services		
Fined Risk Zone 3M (right) Fined Risk Zone 2M (right) Vininerability) Fined Risk Zone 2M (right) Vininerability) Surface Water Reading—See I land with 1 in 20to Index (right) With 3 is considered suitable on the size? No significant mitigation With 4 many phones could the size powde for 2 Water Super Super Sec I land With 3 is considered suitable on the size? Site Appraisal Conclusion Site forms part of the Green Belt. Frequired Site Appraisal Conclusion Site Forms part of the Green Belt. Frequired Medium Impact— Significant mitigation Site forms part of the Green Belt. Frequired Site Appraisal Conclusion Site	Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		Low incidence potential of groundwater flooding.		Is there road capar Is there water and requirements?	city for site traffic generation? sewerage capacity for site		Access to be determined.
Flood Risk Zone 2(Nedium Zero/Low Impact - no Vulnerability) Groundwater Flooding -% of land Surface Water Flooding -% of land Within 1 in 2000 incidence (Region) Surface Water Flooding -% of land Within 1 in 2000 incidence (Region) Surface Water Flooding -% of land Within 1 in 2000 incidence (Region) Surface Water Flooding -% of land Zix Contamination Surface Water Flooding -% of land Zix Surface Water Flooding -% of land -% of l		Flood Risk Zone 3A (High Vulnerability)				Is there education, site requirements: What is the broad local shopping sen	community/health facility capacity capacity capacity capacity of the site to local roadices, public transport, education a	y for d network,	anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.
Surface Water Flooding - % of land within 1 in 300 incidence (high) Surface Water Flooding - % of land within 1 in 300 incidence (high) Surface Water Flooding - % of land within 1 in 300 incidence (high) Surface Water Flooding - % of land within 1 in 300 incidence (high) Surface Water Flooding - % of land within 1 in 300 incidence (high) Surface Water Flooding - % of land within 1 in 300 incidence (high) Surface Water Flooding - % of land within 1 in 300 incidence (high) Surface Water Flooding - % of land 2% Critical Drainage Area Surface Water Flooding - % of land 2% Critical Drainage Area Surface Water Flooding - % of land 2% Critical Drainage Area Surface Water Flooding - % of land 2% Surface W	Category 2:	Flood Risk Zone 2(Medium			High Impact –	Local health and d	.uiilles: av-to-dav facilities in Washington t	end to be	_
Surface Water Flooding—% of land within 1 in 30 incidence (fleigh) Surface Water Flooding—% of land within 1 in 130 incidence (fleigh) Surface Water Flooding—% of land within 1 in 130 incidence (fleigh) Surface Water Flooding—% of land within 1 in 130 incidence (fleigh) Surface Water Flooding—% of land within 1 in 130 incidence (fleigh) Surface Water Flooding—% of land within 1 in 130 incidence (fleigh) Surface Water Flooding—% of land within 1 in 130 incidence (fleigh) Surface Water Flooding—% of land within 1 in 130 incidence (fleigh) Surface Water Flooding—% of land within 1 in 130 incidence (fleigh) Surface Water Flooding—% of land within 1 in 130 incidence (fleigh) Surface Water Flooding—% of land within 1 in 130 incidence (fleigh) Surface Water Flooding—% of land within 1 in 130 incidence (fleigh) Surface Water Flooding—% of land within 1 in 130 incidence (fleigh) What is considered suitable on the ste? Agricult How many jobs could the site provide for? Site Appraisal Conclusion Feedulinal Impact— Significant mitigation Feedulinal Impact— Significant mitigatio	Constraints	Groundwater Flooding	<		significant mitigation required	centrally concentr	ated at The Galleries and Concord.	? ?	or minimal mitigation required
Surface Water Flooding - % of land 2% within 1 in 100 incidence (less) 2% within 1 in 1000		Surface Water Flooding – % of land within 1 in 30 incidence (high)							
Surface Water Flooding – % of land 2% Critical Drainage Area Source Protection Zone Source Protection Zone Fredominantly Flat V Gentle Slope Indulating Steep Slope Slope Indulating Steep Slope Electricity Pylon (+ 10m buffer zone) Induffil sites, Contaminated land Minerals Legacy (quarries and coal High Voltage electricity line(+ 10m High Voltage electricity line(+ 10m High Voltage electricity line(+ 10m What is considered a visual bility and Deliverability What is considered suitable on the site? Agricult How many homes could be provided? Agricult How many lobs could the site provided? 403 How many jobs could the site provided? Site Appraisal Conclusion Medium Impact - Site Appraisal Conclusion Site forms part of the Green Belt. Fequired Site forms part of the Green Belt. Fequired Minerals Landfill sites, Contaminated land Minerals Landfill sites Landfill sites Landfill sites land Minerals Landfill sites land Minerals Landfil		Surface Water Flooding – % of land within 1 in 100 incidence (medium)							
Source Protection Zone Predominantly Flat No significant issues identified. What is considered suitable on the site? Agricult How many homes could be provided? 403 How many homes could the site provided for? 403 How many homes could the site provided? 403 High Impact - Site Appraisal Conclusion Site Appraisal Conclusion Site forms part of the Green Belt. High Impact - Site Conclusion High Impact - Site Conclusion High Impact - Site Conclusion High Impact - Site forms part of the Green Belt.		Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	2%	~					
Predominantly Flat Predomi		Source Protection Zone							
Predominantly Flat Predominantly Flat Predominantly Flat	Ground Cor	ditions & Contamination				Suitability and			
Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HASE COMAH Mildele or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal High Voltage electricity line(+10m buffer zone) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) High voltage electricity line(+10m buffer zone) How many jobs could the site provide for? High Impact - Site Appraisal Conclusion Site forms part of the Green Belt. Fequired High voltage electricity line(+10m buffer zone) High voltage electricity line(+10m buffer zone)	Site Topography	Predominantly Flat		No significant issues identified.		What is considered	ΕŞ	_ cult	
Undulating Steep Slope Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Minerals Safeguarded Area High Impact - mitigation mitigation required required Medium Impact - mitigation mitigation required required Medium Impact - significant mitigation required required Mitigation required required Medium Impact - significant mitigation required required required	ropograpny					How many homes	5	20dpha	
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) Miffer zone Miffer zone Medium Impact - mitigation required required required required required required required		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 Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Medium Impact - significant mitigation required required Fequired Mitigation required required required		Undulating Steen Slone				Site Appraisal	Conclusion		
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Medium Impact - significant mitigation required required required required		Steep Slope				Out Spland			
s Inner Zone	Category 1:	Health & Safety Executive (HSE)			High Impact –				Site is considered
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)	Constraints	Inner Zone		ial mitigation	significant mitigation	Site forms part	of the Green Belt.		suitable for
		Electricity Pylon (+ 10m buffer zone)		required	required				development
<u> </u>	Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land		<u> </u>					
Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Minerals Legacy (quarries and coal							
High Voltage electricity line(+10m buffer zone)		Minerals Safeguarded Area							
		buffer zone)							



Constitution Control	Historic Env Category 1:		Does the site have any historical or archaeological significance?		Historic Park or Garden (EH List)	Site forms part of a Green Infrastructure corridor, although this
Contenting State Seating -	Significant Constraints	(+50m buffer zone if not designated)	Site includes Grade II listed Usworth Hall. It is also within the setting to the Bowes Railway Scheduled Monument and just of the historic Springwell Village, a proposed Conservation Ar		Village Green	corridor is
Content Place Content Plac		World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard	
Concervation Area Conc		Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area	
Achaeological Site (Grown & Zero/Low Impact - no Medium Inspact - generation) All Comments - no minimal minigation multipact - generation in the sequence of minimal minigation multipact - generation in the sequence of minimal minigation multipact - generation in the sequence of minimal minigation multipact - generation in the sequence of minimal minigation multipact - generation in the sequence of minimal minigation multipact - generation in the sequence of minimal minigation multipact - generation in the sequence of minimal minigation multipact - generation in the conditions of the Green Belt. All Comments Second State Grown Stat	Category 2: Constraints				Natural greenspace	
Packet Record Ste Re					Allotment	
Flood Risk Zone 3A (High Vulnerability) Flood Risk Zone 3A (High Vulnerability) Flood Risk Zone 3A (High Vulnerability) Vulnerability) Vulnerability Industry Roading Risk In 1 no Dischere (Right) Surface Water Flooding - No 6 Into water Roading -		Archaeological Site (Known & potential)	v Impact - no Medium Impact - no al mitigation mitigation required	npact – cant mitigation ed	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	
Flood fisk Zone 34 (Fight) Vulner oblits) Flood fisk Zone 34 (Fight) Vulner oblits) Flood fisk Zone 24 (Fight) Vulner oblits) Flood fisk Zone 24 (Fight) Flood fisk Zone 25 (Fight) Surface Water Flooding - % of land within 1,1 020 incidence (Fisch) Surface Water Flooding - % of land within 1,1 020 incidence (Fisch) Certical Braining Zone Surface Water Flooding - % of land within 1,1 020 incidence (Fisch) Certical Braining Zone Surface Water Flooding - % of land within 1,1 020 incidence (Fisch) Certical Braining Zone Surface Water Flooding - % of land within 1,1 020 incidence (Fisch) Certical Braining Zone Surface Water Flooding - % of land within 1,1 020 incidence (Fisch) Certical Braining Zone Surface Water Flooding - % of land within 1,1 020 incidence (Fisch) Certical Braining Zone Surface Water Flooding - % of land within 1,1 020 incidence (Fisch) Certical Braining Zone Surface Water Flooding - % of land within 1,0 020 incidence (Fisch) Certical Braining Zone Surface Water Flooding - % of land within 1,0 020 incidence (Fisch) Certical Braining Zone Surface Water Flooding - % of land within 1,0 020 incidence (Fisch) Certical Braining Zone Surface Water Flooding - % of land within 1,0 020 incidence (Fisch) Certical Braining Zone Surface Water Flooding - % of land within 1,0 020 incidence (Fisch) Certical Braining Zone Surface Water Flooding - % of land within 1,0 020 incidence (Fisch) Certical Braining Zone Water Surface Water Flooding - % of land within 1,0 020 incidence (Fisch) Certical Braining Zone Surface Water Flooding - % of land within 1,0 020 incidence (Fisch) Certical Braining Zone Surface Water Flooding - % of land within 1,0 020 incidence (Fisch) Certical Braining Zone Surface Water Flooding - % of land within 1,0 020 incidence (Fisch) Flood Market Land Water Flooding - % of land within 1,0 020 incidence (Fisch) Certical Braining - % of land within 1,0 020 incidence (Fisch) Certical Braining - % of land within 1,0 020 incidence (Fisch) Certical Braining -			<			
Straints Flood Risk Zone 3k (High) Flood Risk Zone 2k (High) Flood Risk Zone 2	Flooding	-		Infrastruct	ure and Services	
Flood Bisk Zone 3A (High) Vulnerability) Flood Bisk Zone 2 (Medium pact - Nulnerability) Flood Bisk Zone 2 (Medium pact - Significant pact - Nulnerability) Flood Bisk Zone 2 (Medium pact - Significant pact - Signifi	ategory 1: gnificant onstraints	Flood Risk Zone 3B (Functional Floodplain)		Is there road c Is there water requirements?	apacity for site traffic generation? and sewerage capacity for site	
Strick S		Flood Risk Zone 3A (High Vulnerability)		Is there educated site requirements. What is the brocal shopping community op	tion/community/health facility capacity fonts? oad accessibility of the site to local road neservices, public transport, education and portunities?	
Surface Water Flooding — % of land within 1 in 20 incidence (neglum) Surface Water Flooding — % of land within 1 in 100 incidence (neglum) Surface Water Flooding — % of land within 1 in 100 incidence (neglum) Surface Water Flooding — % of land within 1 in 100 incidence (neglum) Surface Water Flooding — % of land within 1 in 100 incidence (neglum) Surface Water Flooding — % of land within 1 in 100 incidence (neglum) Surface Water Flooding — % of land within 1 in 100 incidence (neglum) Surface Water Flooding — % of land within 1 in 100 incidence (neglum) Surface Water Flooding — % of land within 1 in 100 incidence (neglum) Surface Water Flooding — % of land within 1 in 100 incidence (neglum) Surface Water Flooding — % of land within 1 in 100 incidence (neglum) Surface Water Flooding — % of land within 1 in 100 incidence (neglum) Surface Water Flooding — % of land within 1 in 100 incidence (neglum) Surface Water Flooding — % of land within 1 in 100 incidence (neglum) Surface Water Flooding — % of land within 1 in 100 incidence (neglum) Surface Water Flooding — % of land within 1 in 100 incidence (neglum) Surface Water Flooding — % of land within 1 in 100 incidence (neglum) Surface Water Flooding — % of land within 1 in 100 incidence (neglum) Flooding — % of land within 1 in 100 incidence (neglum) Flooding — % of land within 1 in 100 incidence (neglum) Flooding — % of land within 1 in 100 incidence (neglum) Flooding — % of land within 1 in 100 incidence (neglum) Flooding — % of land within 1 in 100 incidence (neglum) Flooding — % of land within 1 in 100 incidence (neglum) Flooding — % of land within 1 in 100 incidence (neglum) Flooding — % of land within 1 in 100 incidence (neglum) Flooding — % of land within 1 in 100 incidence (neglum) Flooding — % of land within 1 in 100 incidence (neglum) Flooding — % of land within 1 in 100 incidence (neglum) Flooding — % of land within 1 in 100 incidence (neglum) Flooding — % of land within 1 in 100 incidence (neglum) Flooding — % of land within 1 in 100 incidence (neglum) Flo	Category 2: Constraints	ne 2(Medium Flooding	v Impact - no Medium Impact - nal mitigation mitigation required		nd day-to-day facilities in Washington tenc entrated at The Galleries and Concord.	
Surface Water Flooding - % of land within 1 in 100 incidence (less) Surface Water Flooding - % of land within 1 in 100 incidence (less) Source Protection Zone Source Protection Zone Predominantly Flat Predominantly Flat Predominantly Flat Flooding - % of land within 1 in 1000 incidence (less) Source Protection Zone Source Protection Zone Fredominantly Flat Predominantly Flat Flooding - % of land Deliverability What is considered suitable on the site? How many homes could the provided? How many homes could the provided? How many homes could the site provided? How many jobs could the site provided? Flooding - % of land in the provided for? Site Appraisal Conclusion Figh Impact - Significant mitigation required		Surface Water Flooding – % of land within 1 in 30 incidence (high)				
Surface Watch Flooding % of land within 1 in 1000 Incidence (less) Outred Protection Zone Source Protection Zone Predominantly Flat Oundulating Steep Slope Undulating Steep Slope Undulating Sleep Slope Health & Safety Executive (HSE) Inner Zone Electricity Pylon (+ 10m buffer zone) HSE CONAH Middle or Outer Zone Landfill Ishes, Contaminated Area Mineral's Legacy (quarries and Goal miting) Mineral's Legacy (q		Surface Water Flooding – % of land within 1 in 100 incidence (medium)				
Critical Drainage Area Source Protection Zone Predominantly Flat Oentie Slope Undulating Health & Safety Executive (HSE) 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 Touch Conditions & Contaminated land lining (Polica Contaminated land lining) Minerals Safeguarded Area Predominantly Flat Voltage electricity line(+10m Significant mitigation required required land lining) Minerals Safeguarded Area High Impact - Significant mitigation required required required required land lining (polica contaminated land lining) Minerals Safeguarded Area High Voltage electricity line(+10m		Surface Water Flooding – % of land within 1 in 1000 incidence (less)	<			
Source Protection Zone Source Protection Zone Source Protection Zone Suitability and Deliverability		Critical Drainage Area				
Predominantly Flat Predomi	Ground Cor	Source Protection Zone		Suitability	and Delivershility	
Ography Gentle Slope How many homes could be provided? Undulating Steep Slope Steep Slope Safety Executive (HSE) Zero/Low Impact - nor Ifficant Straints Medium Impact - or minimal mitigation Inner Zone High Impact - significant mitigation required Site Appraisal Conclusion Bectricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land mining) HSE COMAH Middle or Outer Zone (High Impact - contaminated land mining) Tequired Minerals Safeguarded Area High Voltage electricity line(+10m High Voltage electricity line(+10m	Site		No significant issues identified.	What is consid	lered suitable on the site? House / existing land uses	e/
Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m High Voltage electricity line(+10m	Topography		C	How many hor		21dpha
Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m High Voltage electricity line(+10m		Gentle Slope		How many job	s could the site provide for?	_
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m Health & Safety Executive (HSE) Or minimal mitigation mitigation required required Prequired Mitigation required mitigation required Mitigation required required Fequired Mitigation required Mitigation required Fequired Fequired Fequired Fequired Fequired Figh Impact - Mitigation required Fequired		Steep Slope		Site Appra	isal Conclusion	
COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Safeguarded Area High Voltage electricity line(+10m Inner Zone Landfill sites and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Category 1:	Health & Safaty Executive (HSE)	Modium Impact			
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 -			
	onstraints	Inner Zone Electricity Pylon (+ 10m buffer zone)	Tingaroi required		אמורטי נוופ טופפוו ספוני	
	Category 2:	HSE COMAH Middle or Outer Zone				
mining) Minerals Safeguarded Area High Voltage electricity line(+10m	nstraints	Landfill sites, Contaminated land Minerals Legacy (quarries and coal	<			
Minerals Safeguarded Area High Voltage electricity line(+10m		mining)				
		Minerals Safeguarded Area High Voltage electricity line(+10m				

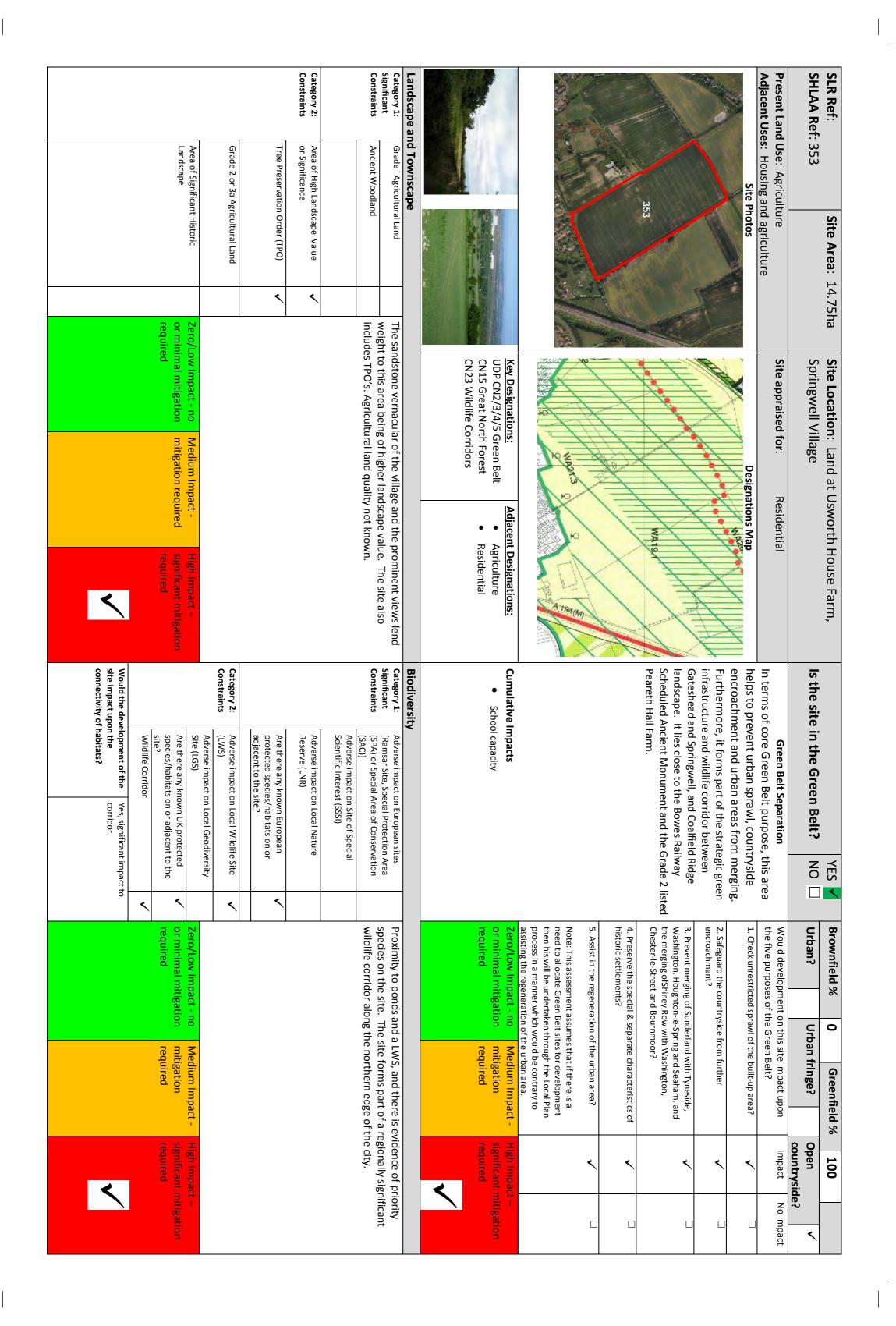
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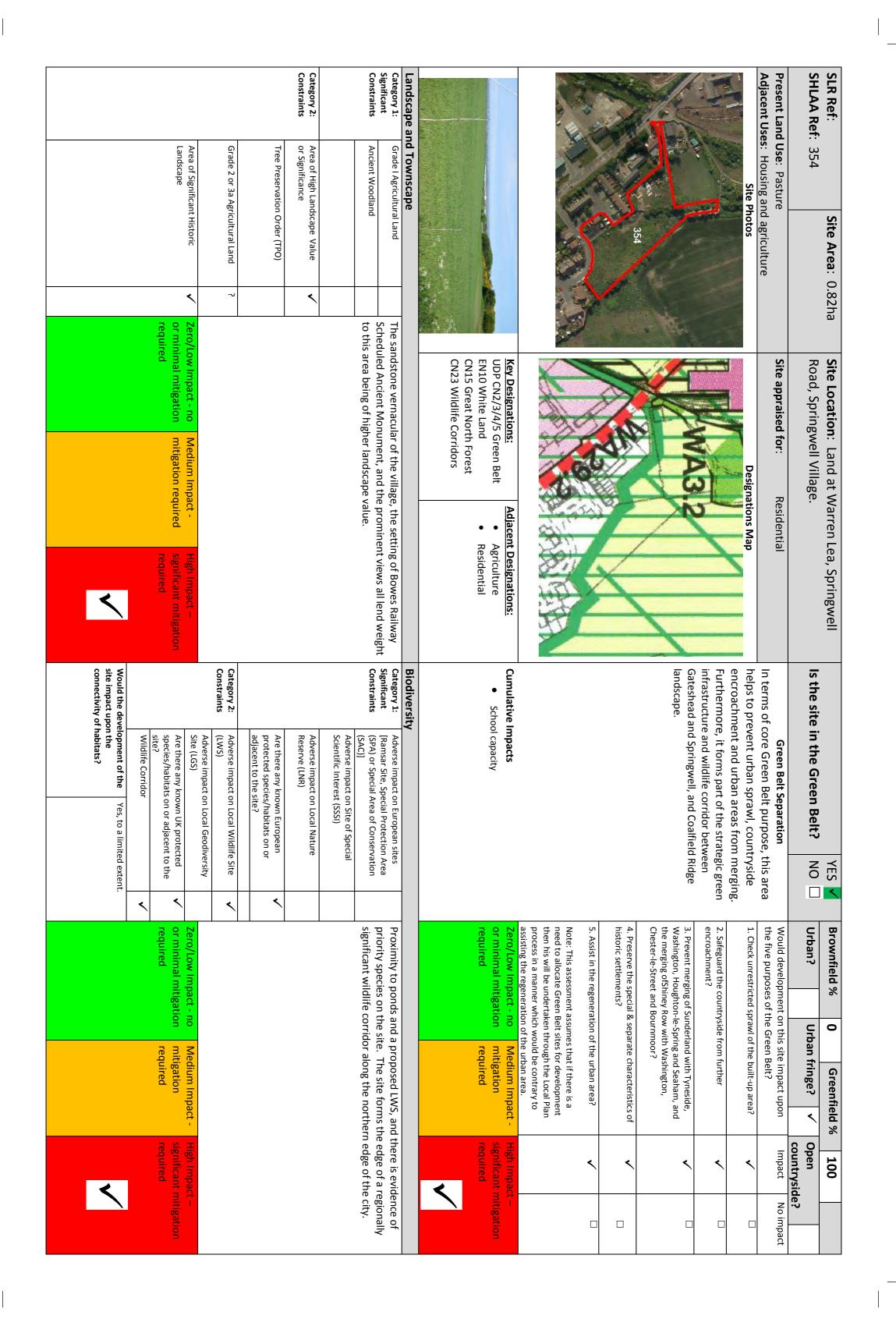
Historic Env Category 1: Significant Constraints	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate)
Grade I/Grade II*Listed Building/Structure Grade II Listed Building	II*Listed ture Building/Structure
	Grade II Listed Building/Structure Conservation Area
	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
Ground Cor	Ground Conditions & Contamination
Site	Predominantly Flat
	Gentle Slone
	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
	Minerals Legacy (quarries and coal
	Minerals Safeguarded Area
	buffer zone)

								Category 2: Constraints		Category 1: Significant Constraints	Landscape	E								Present Land Use: Adjacent Uses: Re	SHLAA Ret:	SLR Ref:
				Area of Significant Historic		Grade 2 or 3a Agricultural Land	Tree Preservation Orger (TPO)	Area of High Landscape or Significance		Grade I Agricultural Land Ancient Woodland	anc	A	version is to co.c.c. constitute						在	l se : Re	et: 312	
				nt Historic		gricultural Land	on Order (TPO)	ndscape Value		ural Land			Licione es tréautris		L		12		Site Photos	Former cinema building stail, residential		Site Area: 0.28ha
			or minim required	Zero/Lov						No signif												
	< 		al mitigation							No significant issues identified.			Key Designations: UDP WA7 Concord shopping centre		公里					Site appraised for:	Concord	ation:
			mitigation required	Medium Impact -						Ċ.				è	則				Designations Map	Reside		ormer Jungle
			required										\djacent Designations:RetailResidential						Мар	sidential		Former Junglerama, Victoria Road,
site impact upon the connectivity of habitats?	Would the dev					Category 2: Constraints				Category 1: Significant Constraints	Biodiversity		• School capac	11							Is the site	
ats?	Would the development of the No.	Wildlife Corridor	Are there any known UK protected species/habitats on or adjacent to the site?	Site (LGS)	Adverse impact on Local Geodi	Adverse impact on Local Wildlife Site	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]			tive Impact School capacity								Is the site in the Green Belt?	
			cted t to the		versity	fe Site	or -	е	<u>a</u>	ites n Area vation											2	YES
	<		required	Zero/Low Impact - no	1		•			No significant				then his will be uprocess in a man assisting the reg	Note: This assess	4. Preserve the specinospecial historic settlements?	3. Prevent mergi Washington, Hou the merging ofSI Chester-le-Stree	2. Safeguard the encroachment?	1. Check unrestr	Would develop	Urban?	Brownfield %
			mitigation m							No significant issues identified.				then his will be undertaken through the Local Plater then his will be undertaken through the Local Plater to 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? Note: This assessment assumes that if there is a	pecial & separate	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, ar the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	Safeguard the countryside from further encroachment?	 Check unrestricted sprawl of the built-up area? 	Would development on this site imp the five purposes of the Green Belt?	√ Urban	% 100
			mitigation required	Medium Impact -						fied.				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.	hat if there is a	4. Preserve the special & separate characteristics of historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	n further	ne built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Urban fringe?	Greenfield %
			required	High Impact –																Impact	Open countryside?	0
			nitigation																	No impact	 B	

Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure Conservation Area Does the site have any historical or archaeological significance? Ca Chave any historical or archaeological significance? Significance Ca	Does the site have any historical or archaeological significance? Minor archaeological significance. Category 1: Significant Constraints Category 2: Constraints
or archaeological significance?	or archaeological significance? Category 1: Significant Constraints Category 2: Constraints
act —	Category 1: Significant Constraints Category 2: Category 2: Constraints
	sed dev
eld/Play	
eld/Play	No significant issues id Zero/Low Impact - no or minimal mitigation required
dor	



Historic Env Category 1: Significant	Historic Environment and Culture Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated)	Does The si	Does the site have any historical or archaeological significance? The site is within the wider landscape setting to the Bowes Railw	ological significance? g to the Bowes Railway Scheduled	Category 1: Historic Significant	Historic Park or Garden (EH List)	arden (єн ці		arden (EH List) Forms part of a Green Infrastructure corridor running between Springwell Village, Gateshead and Washington. A public right of way
Constraints				historic Springwell Village, a	Constraints	$\overline{}$	Village Green		passes aloi
	World Heritage Site & Setting (+ candidate)	7					Cemetery / Churchyard	Cemetery / Churchyard	Cemetery / Churchyard
	Grade I/Grade II*Listed Building/Structure				Category 2: Constraints		Public Open Space/Playing Field Area	Public Open Space/Playing Field/Play Area	Public Open Space/Playing Field/Play Area
Category 2: Constraints	Grade II Listed Building/Structure					ı	Natural greenspace	Natural greenspace	Natural greenspace
	Conservation Area	<				Т	Allotment	Allotment	Allotment
	Archaeological Site (Known & potential)	Zero/Low or minim required	Zero/Low Impact - no	High Impact – significant mitigation required			Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corrido	e corridor	
			<		Is the p designation fields?	roposed dev ated as open	Is the proposed development site No. designated as open space or playing fields?	No.	No.
Flooding		_			Infra	astructure	Infrastructure and Services	astructure and Services	astructure and Services
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Lowi	Low incidence potential of groundwater flooding.	άd	Is the	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?	on?	on? Access to I
	Flood Risk Zone 3A (High Vulnerability)				Is the site ru What local	Is there education/c site requirements? What is the broad a local shopping servi community opportu	Is there education/community/health facility capac site requirements? What is the broad accessibility of the site to local ro local shopping services, public transport, education community opportunities?	community/health facility capacity for accessibility of the site to local road network, ices, public transport, education and unities?	equirements? In the broad accessibility of the site to local road network, shopping services, public transport, education and munity opportunities? In the broad accessibility of the site to local road network, shopping services, public transport, education and munity opportunities?
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Zero/ or mi	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	High Impact – significant mitigation	Remote	e from local t	Remote from local facilities.		zero/Low Impact - no or minimal mitigation
	Groundwater Flooding	✓ required		required					
	Surface Water Flooding – % of land within 1 in 30 incidence (high)								
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)		<						
	within 1 in 1000 incidence (less) Critical Drainage Area	<5%							
	Source Protection Zone								
Ground Cor	Ground Conditions & Contamination				Suitab	ility and			
Site Topography	Predominantly Flat	No si	No significant issues identified.		What i	s considered	What is considered suitable on the site? Ag How many homes could be provided? 22	s considered suitable on the site? Agriculture any homes could be provided? 221 20dpha	e? Agricult
	Gentle Slope	<			m woH	any jobs cou	for?	for?	for?
	Undulating				Site /	Appraisal	Site Appraisal Conclusion	Appraisal Conclusion	Appraisal Conclusion
	Steep Slope		_		2110	Applaisa	Conclusion	מקרי מומו לכוונומזוכוו	מינים ליינים מינים
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	Zero/ or mi	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	High Impact — significant mitigation	Site fo	orms part o	Site forms part of the Green Belt.	orms part of the Green Belt.	orms part of the Green Belt. Site is considered suitable for
Constraints	Electricity Pylon (+ 10m buffer zone)	required	ired	required					development
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land		<						
	Minerals Legacy (quarries and coal mining)								
	Minerals Safeguarded Area High Voltage electricity line(+10m								
	-								



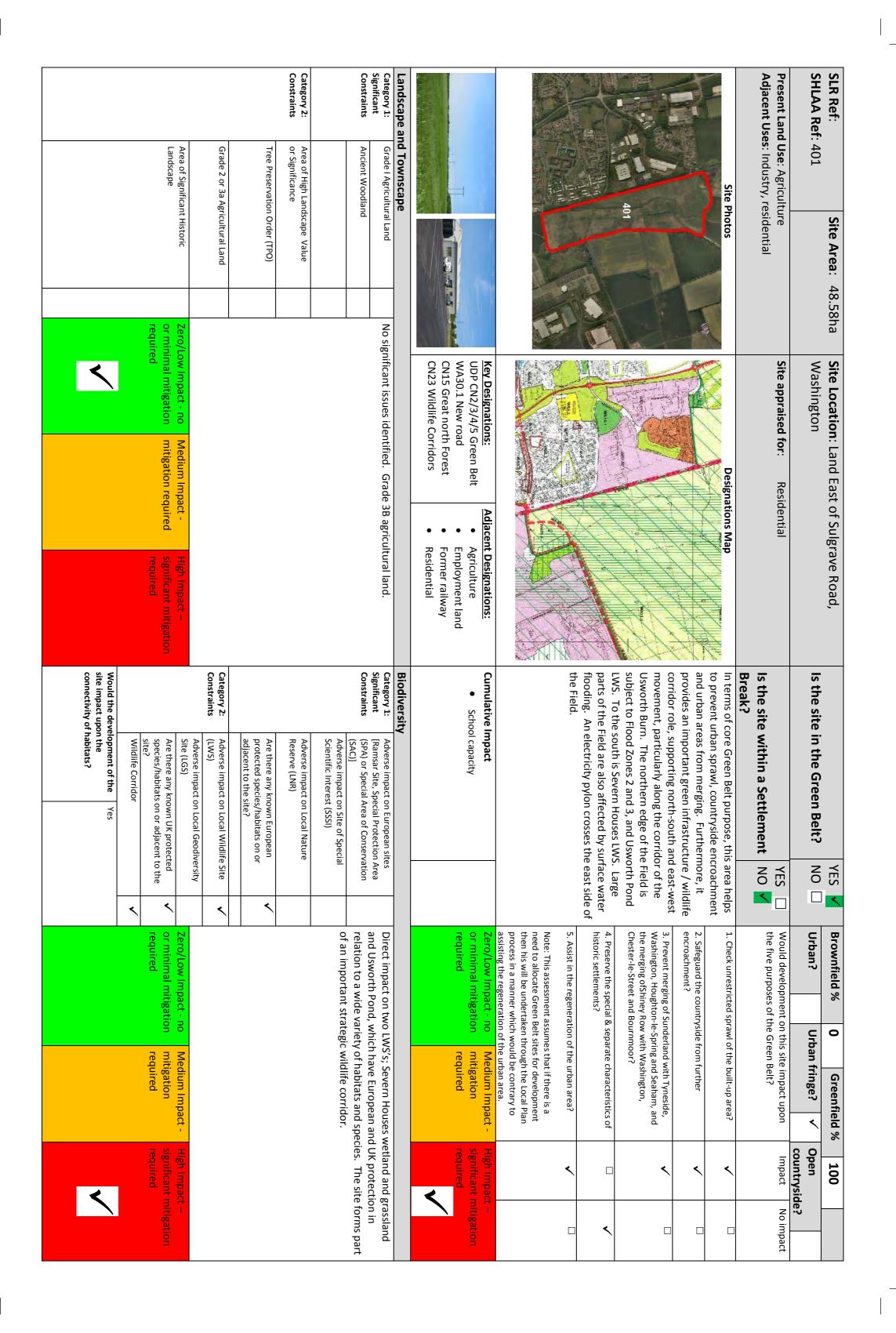
Segment Controller Control (Controller Control) Fig. 1912 - Control Controller Control Contro	Historic Env	Historic Environment and Culture			Green Infrastructure	ructure		
The great is lead by loid great Heads by loid great Hill House. Site by within acting of historic conservation Area. Comest John Hunder Andrews 20 at 2 Station (1) light a former Collegy of Higgs and procosed Conservation Area. Comest John Hunder Andrews 20 at 2 Station (1) light a former Collegy of Higgs and procosed Conservation Area. Comest John Hunder Andrews 20 at 2 Station (1) light and the process of Conservation Area. Comest John Hunder Andrews 20 at 2 Station (1) light and the process of Conservation Area. Comest John Hunder Andrews 20 at 2 Station (1) light and the process of Conservation Area. Comest John Hunder Andrews 20 at 2 Station (1) light and the process of Conservation Area. Comest John Hunder Andrews 20 at 2 Station (1) light and the process of Conservation Area. Comest John Hunder Andrews 20 at 2 Station (1) light and the process of Conservation Area. Comest John Hunder Andrews 20 at 2 Station (1) light and the process of Conservation Area. Comest John Hunder Andrews 20 at 2 Station (1) light and the process of Conservation Area. Comest John Hunder Andrews 20 at 2 Station (1) light and the process of Conservation Area. Comest John Hunder Andrews 20 at 2 Station (1) light and the process of Conservation Area. Comest John Hunder Andrews 20 at 2 Station (1) light and the process of Conservation Area. Comest John Hunder Andrews 20 at 2 Station (1) light and the process of Conservation Area. Comest John Hunder Andrews 20 at 2 Station (1) light and the process of Conservation Area. Comest John Hunder Andrews 20 at 2 Station (1) light and the process of Conservation Area. Comest John Hunder Andrews 20 at 2 Station (1) light and the process of Conservation Area. Comest John Hunder Andrews 20 at 2 Station (1) light and the process of Light and the process of Conservation Area. Comest John Hunder Andrews 20 at 2 Station (1) light and the process of Conservation Area. Comest John Hunder Andrews 20 at 2 Station (1) light and the process of Conservation Area. Comest John Hunder And	Category 1: Significant			ificance? ncient Monument and	Category 1: Significant	Historic Park or Garden (EH List)		Forms the edge of a Greer Springwell Village and Gat
Contract contract and specimen in the contract of the district contract	Constraints		the grade II listed building Red Hill House. Site is within Springwell Village a former Colliery village and proposed	setting of historic	Constraints	Village Green		through site, and the sout
Garde Contract villed Garde Statistics G		World Heritage Site & Setting (+ candidate)	0000			Cemetery / Churchyard		greenspace.
Consensation Amability Consensation Amabil		Grade I/Grade II*Listed Building/Structure			Category 2: Constraints	Public Open Space/Playing Field/Pla Area		
Addition of Aces Constroation Area Addition Aces	Category 2:	Grade II Listed Building/Structure				Natural greenspace		
Pacification Pacific Register Pacific Registe		Conservation Area				Allotment		
Accordance 2d financiarial registration and indigation required section in highest req								
Roof Risk Zone 3M (Functional Functional Roof)shin) Roof Risk Zone 3M (Fligh Roof Risk Zone 3M (Fligh Values blink) All of Risk Zone 3M (Fligh Values blink) All of Risk Zone 2M (Fligh Values		Archaeological Site (Known & potential)	al mitigation Medium Impact - mitigation required	ligh Impact – significant mitigation equired		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	 	/ Impact - no al mitigation
Flood Risk Zone 38 Funditional			<		Is the proposed dedesignated as ope fields?	ng	rtion of	
Flood flok Zone 2A (High Flood flow) Flood flow	Flooding				Infrastructure	e and Services		
Flood Bisk Zone 30 High) Flood Bisk Zone 20	Category 1: Significant Constraints	Zone	Low incidence potential of groundwater flooding.		Is there road capa Is there water and requirements?	city for site traffic generation? I sewerage capacity for site		Access to be determined.
Street Stands Concentrated in Westman		Flood Risk Zone 3A (High Vulnerability)			Is there education site requirements What is the broad local shopping ser community oppor	/community/health facility capacity free free free free free free free fre	or network,	anticipated that any new of (particularly sites in Washi require further expansion
Surface Water Rooting - Sky band within 1 no 100 incidence (Recolum) Surface Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Surface Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Rooting - Sky band within 1 no 100 incidence (Recolum) Variety Water Ro	Category 2: Constraints	ne 2(Medium Flooding	Medium Impact - mitigation required	ligh Impact – significant mitigation equired	Local health and d centrally concentr	ay-to-day facilities in Washington ten ated at The Galleries and Concord.	d to be	mpact - no mitigation
Surface Water Flooding: ** of land within 1 in 1000 incidence (Inest)		Surface Water Flooding – % of land within 1 in 30 incidence (high)						
Surface Water Flooding –% of land within 1 a 1000 incidence (less) Sunce Protection Zone Predominantly Flat Feedominantly Flat Centle Slope Undulating Contamination Feedominantly Flat Contamination Fredominantly Flat Flat Risparated Fredomity or Conter Zone Electricity Pylon (+ 10m buffer zone) High Vorlage electricity Inner Jone Flat Risparated Area Flat Risparat		Surface Water Flooding – % of land within 1 in 100 incidence (medium)						
Critical Drainage Area Source Protection Zone Source Zone Source Protection Zone Source Zone S		Surface Water Flooding – % of land within 1 in 1000 incidence (less)						
Source Protection Zone Source Protection Zone Suitability and Deliverability Suitability Suitability and Deliverability Suitability Suitab		Critical Drainage Area						
Sund Conditions & Contamination Suppose of propried in the stops of the Green Belt. Suppose of the Green Belt. Streep Slope What is considered suitable on the site? Patter Slope Addyna Streep Slope Zero/Low Impact - Forminimal mitigation or minimal mitigation frequired Medium Impact - Forminimal mitigation required High impact - Forms part of the Green Belt. Site is considered suitable on the site? 25 Site is considered potentially suitable for goventially and phase could be provided? 25 Site is considered potentially suitable for goventially and part of the Green Belt. Site is considered suitable on the site? Patterns of the Green Belt. Site is considered potentially suitable for goventially and patterns of the Green Belt. Site is considered potentially suitable for goventially and govenoment required development Site forms part of the Green Belt. Site is considered potentially suitable for govenoment development Site is considered potentially and govenoment potentially and govenoment development Site is considered potentially and govenoment potentially and govenoment development Site is considered suitable on the site provided? Site is considered potentially and govenoment potentially and govenom		Source Protection Zone						
Predominantly Flat Ography Gentle Slope Undulating Steep Slope Steep Slope Straints Incer Zone Increals Cape Increals Safeguarded Area Medium Impact - no Impact - gony 2: Landfill sites, Scontaminated land Impact - minimal mitigation of the Green Belt. High Noltage electricity line(+10m) No significant issues identified. What is considered suitable on the site? How many homes could be provide for? High Impact - significant mitigation required site forms part of the Green Belt. High Noltage electricity line(+10m) What is considered suitable on the site? How many homes could be provide for? Site Appraisal Conclusion High Impact - significant mitigation required suitable for mitigation required straints Minerals Safeguarded Area High Noltage electricity line(+10m) Many homes could be provide for? Site Appraisal Conclusion High Impact - significant mitigation required site forms part of the Green Belt. Figure 3	Ground Cor	nditions & Contamination			Suitability an	d Deliverability		
Gentle Slope	Site		No significant issues identified.		What is considere		е	
How many jobs could the site provide for? High Impact - No. Site Appraisal Conclusion Site Sconsidered Site Sconsider	Topograpny				How many homes		34dpha	
Steep Slope		Gentle Slope			How many jobs co	ould the site provide for?		
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Inner Zone Electricity Pylon (+ 10m buffer zone) Inner Inner Zone Inn		Steen Slone	<u> </u>		Site Appraisa	l Conclusion		
COMAH Development Proximity or Inner Zone Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Inner Is Landfill sites, Contaminated land 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) Author of the Green Belt. Site forms part of the Green Belt. Gevelopment required required significant mitigation required required required solutions of the Green Belt. Site forms part of the Green Belt. Gevelopment required solutions and coal mitigation required required required required solutions of the Green Belt. Site forms part of the Green Belt.	Catogory 1:	Steep Slope			:			
Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m httface coac) Required required required development required development required required	Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone	al mitigation Medium Impact - Medium Impact - mitigation required	ligh Impact – significant mitigation	Site forms part	t of the Green Belt.		
		Electricity Pylon (+ 10m buffer zone)		equired				development
	Category 2:	HSE COMAH Middle or Outer Zone						
Minerals Safeguarded Area High Voltage electricity line(+10m huffer 2000)	Collection	Minerals Legacy (quarries and coal						
High Voltage electricity line(+10m		mining) Minerals Safeguarded Area						
		High Voltage electricity line(+10m						

	Area of Significant Historic Ze Landscape or	Grade 2 or 3a Agricultural Land	Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO)		Category 1: Grade Agricultural Land NC Significant Constraints Ancient Woodland	Landscape and Townscape	AWWAA AWWAA			369		Site Photos	Present Land Use: Employment land Adjacent Uses: Road, employment land, greenspace	SLR Ref: Site Area: 0.53ha SHLAA Ref: 369
<	Zero/Low Impact - no				No significant issues identified.		UDP WA1.13 Employment Land					D. F.	Site appraised for:	Site Location: Unit 1-22 Estate
	act - High Impact – significant mitigation required						 Employment land Greenspace Woodland/road 	Alice Property of the Property				Designations Map	Residential	Swan (North) Industrial
Would the development of the site impact upon the connectivity of habitats?	Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Category 2: Adverse impact on Local Wildlife Site (LWS)	Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or	Adverse impact on Site of Special Scientific Interest (SSSI)	Category 1:Adverse impact on European sitesSignificant[Ramsar Site, Special Protection AreaConstraints(SPA) or Special Area of Conservation(SAC)]	Biodiversity	 Within Critical Drainage Area School capacity 	Cumulative Impacts					Green Belt Separation	Is the site in the Green Belt?
<	Zero/Low Impact - no Medium Impact - no mitigation mitigation the required	ite			The site lies in proximity to Willow Pond.			יי עו עו דו	4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	YES Derownfield % 100 Greer NO Urban? Vurban fringe?
	mpact - High Impact – significant mitigation required				Pond.				ristics of	n, and		area?		Greenfield % 0 inge? Open countryside?

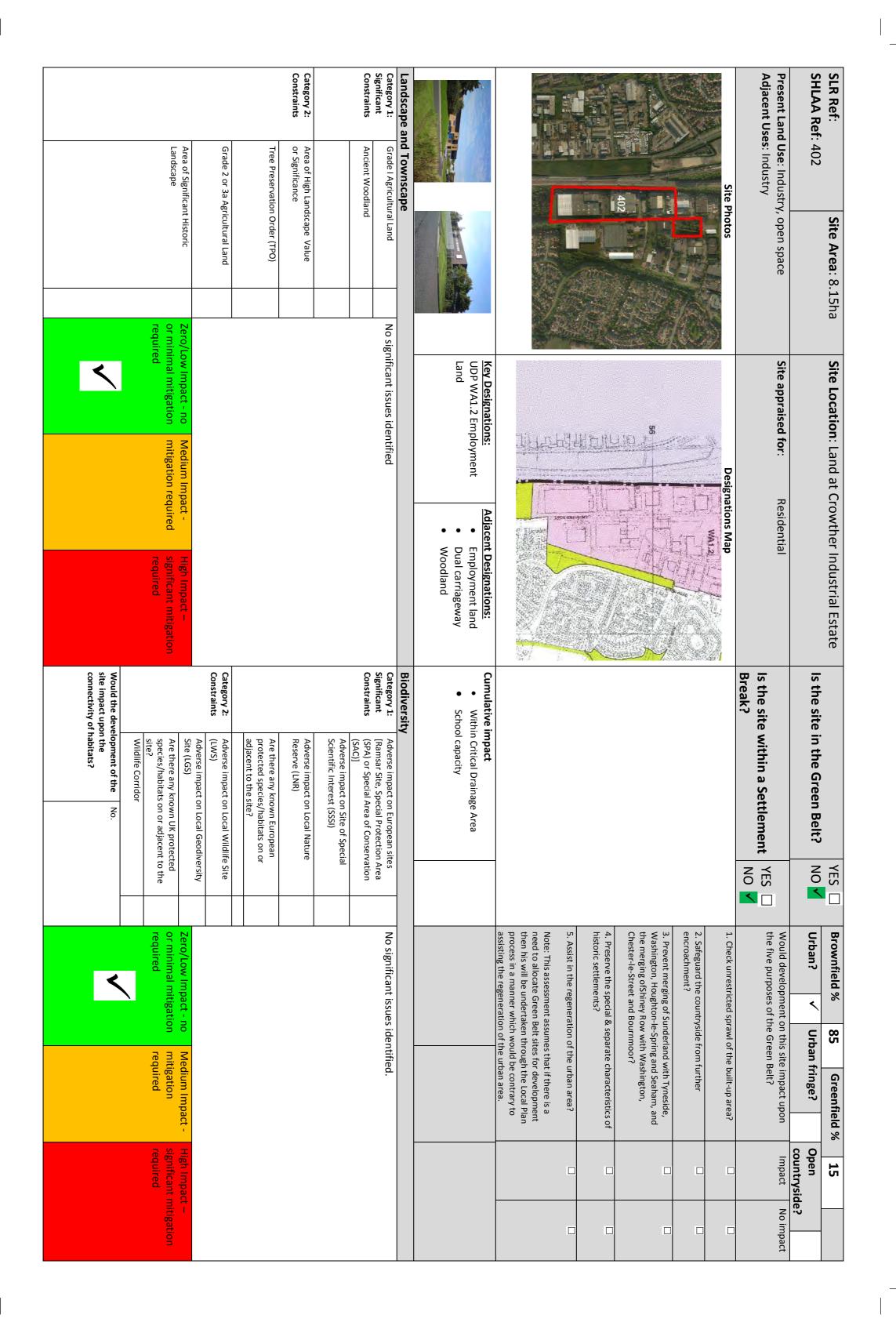
Category 1: Significant Constraints Category 2: Constraints	Ground Cor Site Topography	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Historic Env Category 1: Significant Constraints
Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Ground Conditions & Contamination Site Predominantly Flat Topography Gentle Slope Undulating	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
Zel	No	- Ven	gro	Zei	No.
Zero/Low Impact - no or minimal mitigation required	No significant issues identified.	zero/Low Impact - no or minimal mitigation required	ç. Oriti	Zero/Low Impact - no or minimal mitigation required	Does the site have any historical or archaeo No.
Medium Impact - mitigation required	itified.	mitigation required Wedium Impact -		Medium Impact - mitigation required	orical or archaeological:
High Impact – significant mitigation required		rign impact – significant mitigation required	Low incidence potential of	High Impact – significant mitigation required	logical significance?
Site Appra	Suitability What is consi How many ho	centrally conv	Infrastructure Is there road capac Is there water and requirements? Is there education/ site requirements? What is the broad a local shopping serv community opport	Is the proposidesignated as fields?	Green Infi Category 1: Significant Constraints Category 2: Category 2:
Site Appraisal Conclusion Retain as employment land- as set out in the Employment Land Review. Not suitable for residential development.	ed? /ide for?	Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	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?	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
	Employment land 22 46dpha		etwork,	2 0 N	
Site is considered suitable for development		zero/Low Impact - no or minimal mitigation required	Existing access to be utilised. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) wirequire further expansion of at least one existing primary school.	Zero/Low Impact - no or minimal mitigation required	No significant issues identified.
Site is considered potentially suitable for development		mitigation required	ess to be utilised. y of schools in Washington are at or near capacity. I that any new development in the Washington area / sites in Washington Central and Washington West her expansion of at least one existing primary schools.	Medium Impact - mitigation required	entified.
Site is not considered suitable for development		Fign Impact – significant mitigation required	Existing access to be utilised. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	High Impact – significant mitigation required	

	Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Category 2: Area of High Landscape Value Constraints or Significance		Significant Constraints Ancient Woodland	: Grade I Agricultural Land	Landscape and Townscape				370		(5)	Present Land Use: Employment land Adjacent Uses: Employment land	Ref : 370	SLR Ref: Site Area: 0.32ha
	Zero/Low Impact - no or minimal mitigation mitigation required required						No significant issues identified.		Key Designations:Adjacent Designations:UDP WA1.13 Employment• Employment landLand• Residential					Designations Map	Site appraised for: Residential	te, Washington	Site Location: 23 Eddison Road, Swan (North)
Would the development of the site impact upon the connectivity of habitats?	Are there any known UK protected species/habitats on or adjacent to the site?	Category 2: Adverse impact on Local Wildlife Site Constraints (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	Significant [Ramsar Site, Special Protection Area Constraints (SPA) or Special Area of Conservation (SAC)]		Biodiversity	 Within Critical Drainage Area School capacity 						Green Belt Separation	Is the site in the Green Belt? NO	YES 🗆
	Zero/Low Impact - no or minimal mitigation required required Medium Impact - significar required						The site lies in proximity to Willow Pond.			Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Urban? ✓ Urban fringe? Open count	Brownfield % 100 Greenfield % 0
	High Impact – significant mitigation required														ct No impact	Open countryside?	

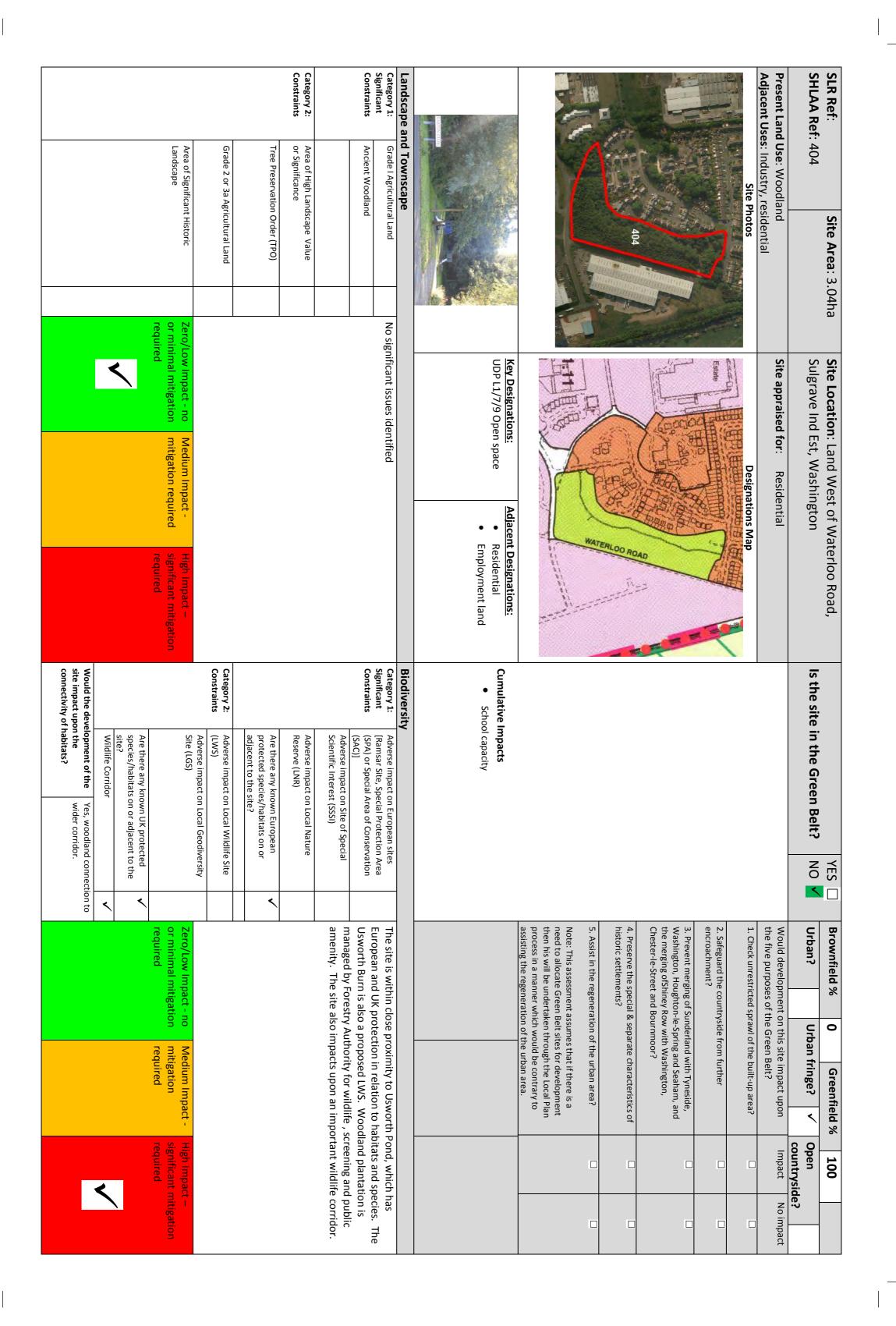
Category 1: Significant Constraints Category 2: Constraints	Site Topography	Ground Co.	Constraints	Category 1: Significant Constraints	Flooding		Category 2:		Category 1: Significant Constraints	Historic Env
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Predominantly Flat Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination	Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Conservation Area Archaeological Site (Known & potential)	Grade I/Grade II*Listed Building/Structure Grade II Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
zero/Low Impact - no or minimal mitigation mitigation required	No significant issues identified.		or minimal mitigation mitigation required required	a Critical Drainage Area.		Zero/Low Impact - no or minimal mitigation mitigation required			Does the site have any historical or archaeological significance?	
High Impact – significant mitigation required			significant mitigation required	Low incidence potential of		High Impact – significant mitigation required			significance?	
Retain as employment la Employment Land Reviev residential development.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide fo Site Appraisal Conclusion	Suitability and Deliverability	Local health and day centrally concentrat	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?	Infrastructure and Services	Allotment Public Right of (cycleway/ footpated) Green Infrastru Is the proposed development site designated as open space or playing fields?	Category 2: Constraints		Category 1: Significant Constraints	Green Infrastructure
Retain as employment land- as set out in the Employment Land Review. Not suitable for residential development.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Deliverability	Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	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
Site is considered suitable for development	and		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	Existing access to be utilised. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) we require further expansion of at least one existing primary school.		Medium Impact - mitigation required			dentified.	
Site is not considered suitable for development			significant mitigation required	Existing access to be utilised. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.		High Impact – significant mitigation required				



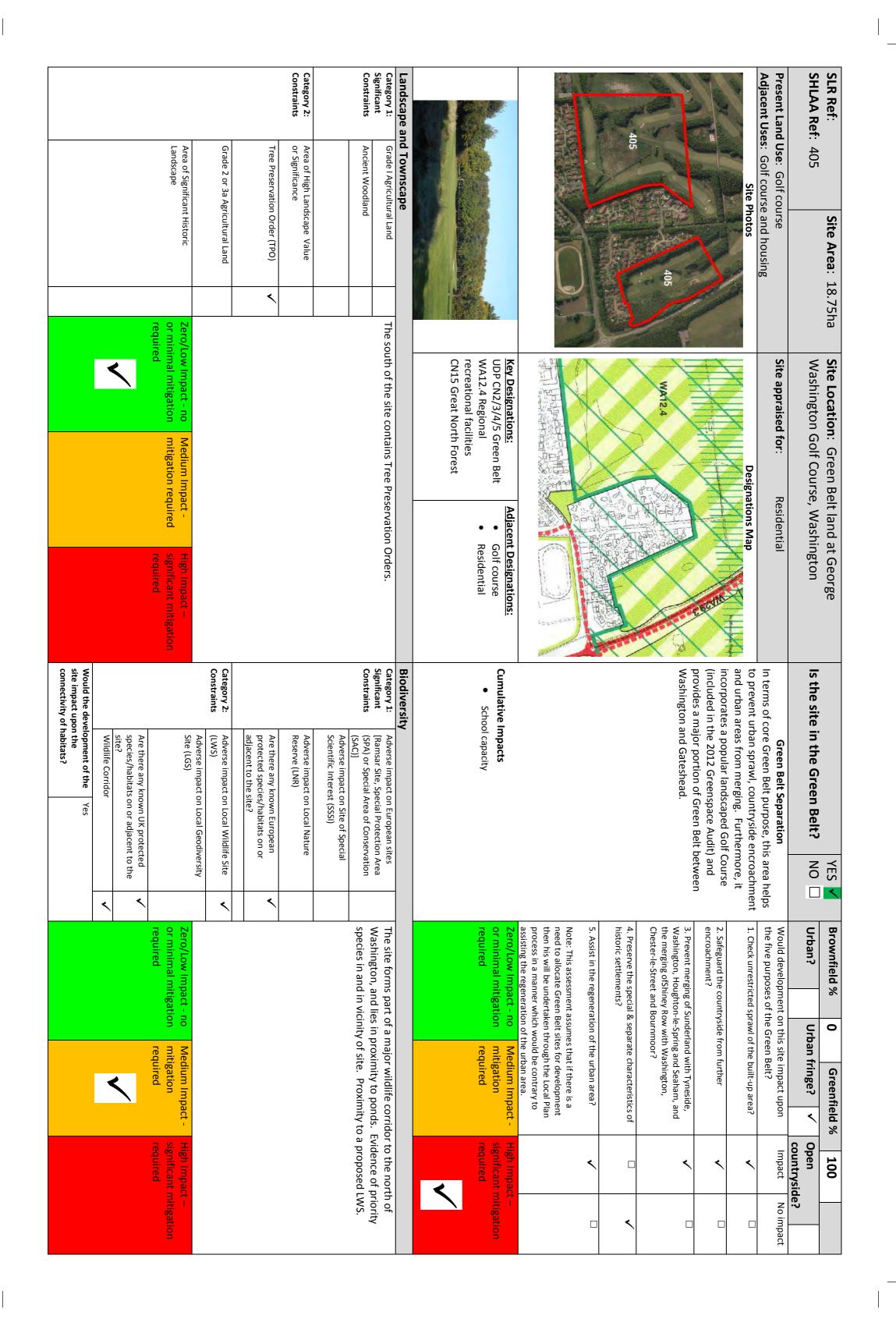
Send-black Access from center	Historic Env	Historic Environment and Culture		rastrı	
Model to the place 2.5 community is a control to the place 2.5 community is a control to the place 2.5 community is a control to the place 2.5 co	Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? No significant issues identified		The site forms a significant section of green infrastructure corridor north-south linking Usworth Pond southwards to Severn Houses ar
Contract State Cont					Barmston Pond LNR. Specifically, the site contains small portions
Color of the Color of Sylvacians Color		World Heritage Site & Setting (+ candidate)		Cemetery / Churchyard	I ia tul al) selli i latul al giecii space:
Contention for the Contention for the Contention for the Contention of the Content		Grade I/Grade II*Listed Building/Structure			
Adhance plant of the control of the	Category 2:	Grade II Listed Building/Structure			
Receivable description in the part of the description of the descripti		Conservation Area		Allotment	
Received care as Franchiscal Processor (Franchiscal Indication) Received care as Franchiscal Pr		Archaeological Site (Known & potential)	Medium Impact - mitigation required	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no
The northern boundary of the site forms the functional floodplain of procession The northern boundary of the site are subject to 130 incidence Substantial S				proposed development site Small portion is naturated as open space or playing greenspace	reduired leduired
The northern boundary of the site forms the functional foliability of the site from generous to the Use of the Bus And High State as a single in the State Inflation and State And High State In State Inflation and State And High State In State I	Flooding			Infrastructure and Services	
Flood flick Zone 3 M Hgh Conding Size Condin	Category 1: Significant Constraints	one.	The northern boundary of the site forms the Usworth Burn. Parts of the site are significant the Usworth Burn.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Primary access from the west, secondary access would need furth investigation.
Flood Risk Zone 2 (Medium Contamination		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 capacit	
Production Pro	Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Zero/Low Impact - no		Medium Impact - mitigation
Surface Water Floorings		Surface Water Flooding – % of land within 1 in 30 incidence (high)			icquiica
Surface Water Flooding —% of land 200% Conditions & Contamination Conditions & Contamination Surres Protection Zone Predominantly Flat Flooring Protection Zone Floorin			10%		
Source Protection Zone Source Protection Z		and	20%		
Conditions & Contamination Fredominantly Flat		Source Protection Zone			
Predominantly Flat Predominantly Flat Predomin	Ground Cor	nditions & Contamination		Suitability and Deliverability	
Gentle Slope	Site Topography	Predominantly Flat	✓ A number of electricity pylons and high voltage line cross the site	e? Agricult 625	
Site Slope		Gentle Slope		How many jobs could the site provide for?	
Health & Safety Executive (HSE) COMMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Safeguarded Area Linch Minerals Safeguar		Undulating Steep Slope		Site Appraisal Conclusion	
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area Linds Voltage algoritistic linds (10 mining)	Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	v Impact - no Medium Impact - nal mitigation mitigation required		Site is considered potentially suitable for development
THE MALL TO A CANADA AND A CANA	Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area			



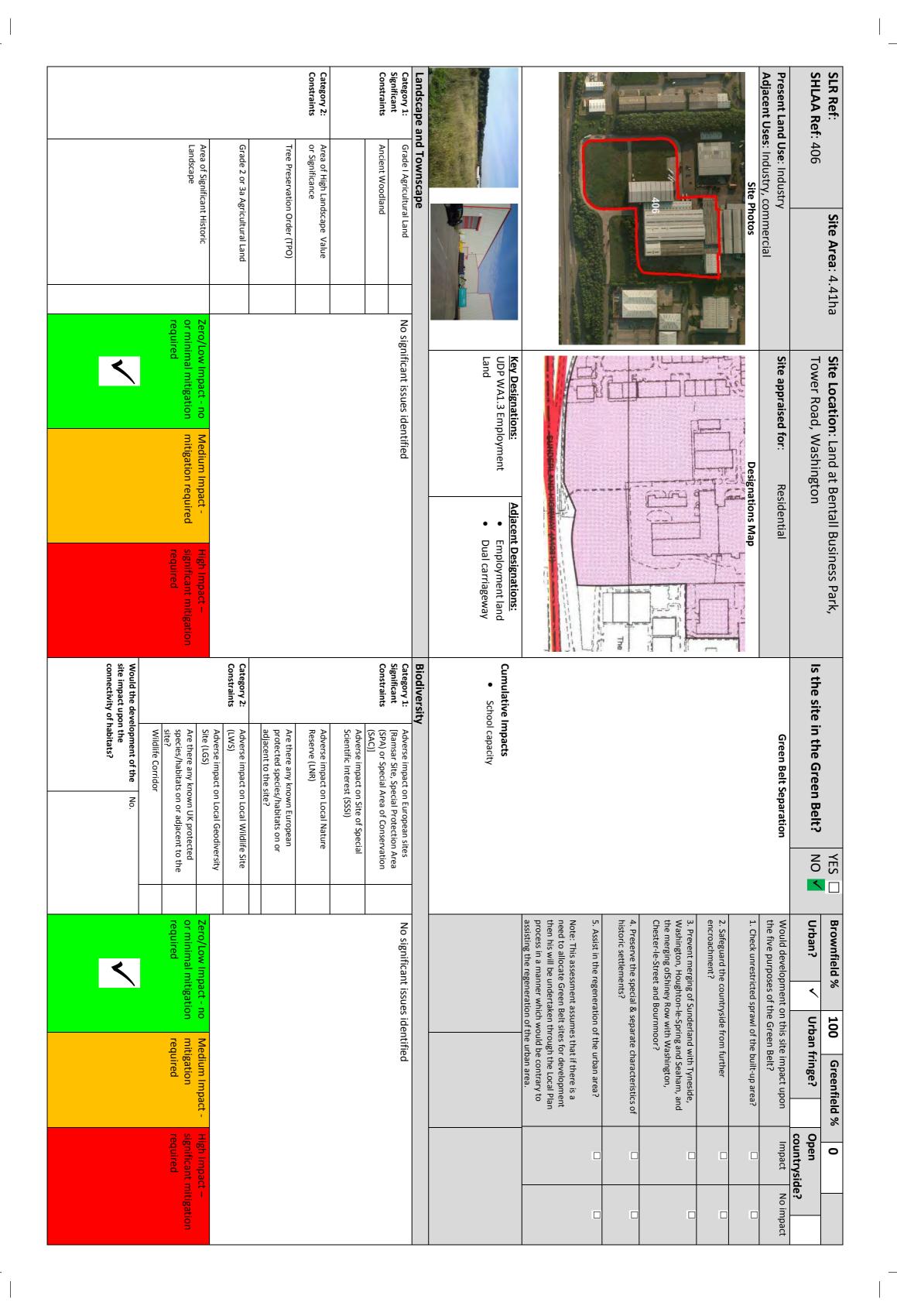
Category 1: Significant Constraints Category 2: Constraints			Site Topography	Ground Co		Category 2: Constraints	Category 1: Significant Constraints	Flooding	Category 2: Constraints			Category 1: Significant Constraints	Historic En
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Undulating Steep Slope	Gentle Slope	Predominantly Flat	Ground Conditions & Contamination	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Archaeological Site (Known & potential)	Grade II Listed Building/Structure Conservation Area	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Historic Environment and Culture
zero/Low Impact - no or minimal mitigation mitigation required		electricity liftes fall giong the edge of the site.	The site lies within a coal referral area. Pylons and high voltage			zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	The site lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	or minimal mitigation mitigation required Medium Impact - mitigation required				Does the site have any historical or archaeological significance? No significant issues identified.	
High Impact – significant mitigation required			and high voltage		<	High Impact – significant mitigation required	is partly affected by 1:30 ce potential of	High Impact – significant mitigation required				significance?	
Retain as employment la Employment Land Reviev residential development.	Site Appraisal Conclusion	How many jobs co	What is considered	Suitability an		Local health and d centrally concentr	Is there road capacity for si Is there water and sewerag requirements? Is there education/commun site requirements? What is the broad accessib local shopping services, pul community opportunities?	Public Right of (cycleway/ footpate Green Infrastrustrustrus Is the proposed development site designated as open space or playing fields?		Category 2: Constraints		Category 1: Significant Constraints	Green Infrastructure
Retain as employment land- as set out in the Employment Land Review. Not suitable for residential development.	l Conclusion	How many jobs could the site provide for?	e?	Suitability and Deliverability		Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor velopment site n space or playing n space or playing to employment area.	Natural greenspace Allotment	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Historic Park or Garden (Eн List) Village Green	ructure
r he	-	Zoabila	loy						<	Play			-
Site is considered suitable for development						Zero/Low Impact - no or minimal mitigation required	Existing access. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Zero/Low Impact - no or minimal mitigation required				The site includes a small a and amenity green space.	
Site is considered potentially suitable for development						Medium Impact - mitigation required	in Washington are at c v development in the \u2213 shington Central and \u2214 yn of at least one existi	Medium Impact - mitigation required				cludes a small area of landscaping that provides natural ty green space.	
Site is not considered suitable for development					<	High Impact – significant mitigation required	or near capacity. It is Washington area Vashington West) will ing primary school.	High Impact – significant mitigation required				hat provides natural	



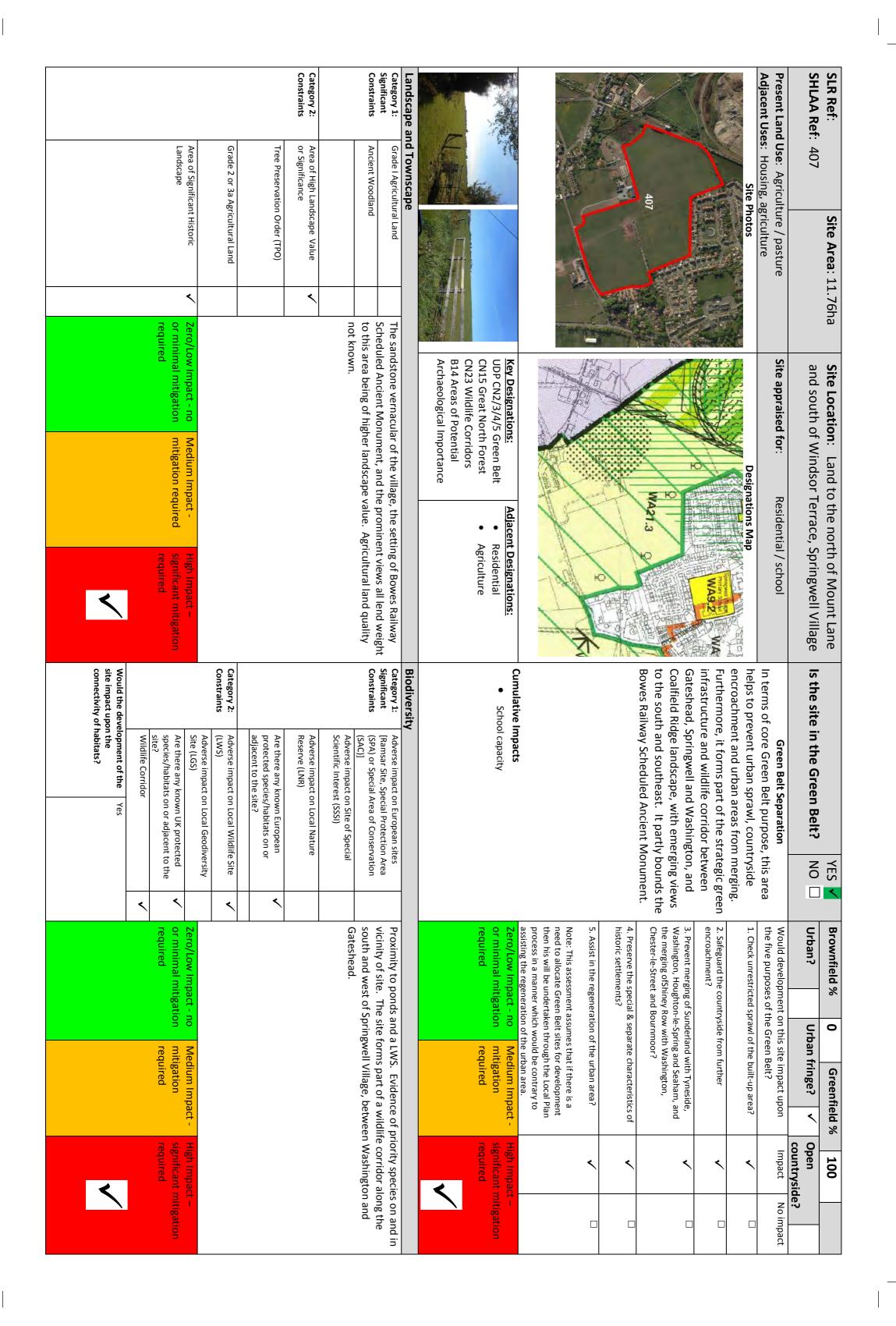
Category 1: Health & Safety Executive (HSE) Significant COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Category 2: HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining)	Undulating Steep Slope	Gentle Slope	Topography	Site Predominantly Flat	Ground Conditions & Contamination	within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	within 1 in 100 incidence (medium) Surface Water Flooding – % of land	within 1 in 30 incidence (high) Surface Water Flooding – % of land	Groundwater Flooding Surface Water Flooding – % of land	Constraints Constraints Constraints Constraints Constraints Constraints Constraints Constraints Constraints		Flood Risk Zone 3A (High Vulnerability)	Significant Floodplain) Constraints				Archaeological Site (Known & potential)	Conservation Area	Category 2: Grade II Listed Building/Structure	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Significant (+ 50m buffer zone if not designated) Constraints	
Zero/Low Impact - no or minimal mitigation required				✓ The site lies within a coal referral area.		30/6	15%	10%		✓ Zero/Low Impact - no or minimal mitigation	•	HOOding. FOW include lice	zones. The site is also affected by 1:30 in flooding. Low incidence potential of gro	T	<	required	Zero/Low Impact - no					No significant issues identified	Does the site have any his
Medium Impact - Hi mitigation required signature re				al referral area.						Medium Impact - Hi mitigation required si		רסא וויכומבוורב לסרבוונוסו סו \$וסמוומאסרבו ווססמוואי				mitigation required re						ified	Does the site have any historical or archaeological significance?
High Impact – significant mitigation required							<		required	High Impact – significant mitigation		o constant	which has identified flood ncidence surface water			required	High Impact –			Ţ			ficance?
Site provides existing mature woodland and is not considered suitable for development.	Site Appraisal Conclusion	How many jobs could the site provide for?		ب	Suitability and Deliverability					Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	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?	Green Infrastructure corridor	Public Right of Way (cycleway/ footpath/bridleway)	Allotment	Natural greenspace	Category 2: Public Open Space/Playing Field/Play Constraints Area	Cemetery / Churchyard	Significant Constraints Village Green	Category 1: Historic Park or Garden (EH LIST)
and is not			45 20dpha	Woodland							etwork,		in A		Yes, mature woodland.		Ze		<	ld/Play 🗸		¥	
Site is considered suitable for development									required	Zero/Low Impact - no or minimal mitigation	anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) vequire further expansion of at least one existing primary school.	The majority of schools in Washington are at or near capacity. It is	Access to be determined. Possible through existing residential and industrial areas.			or minimal mitigation required	_					woodland.	The site is a large area of
Site is considered potentially suitable for development							<		required	Medium Impact - mitigation	that any new development in the Washington arealy sites in Washington Central and Washington West) will ther expansion of at least one existing primary school.	n Washington are at o	i. Possible tilrough ex			required	npact -						large area of public open space that comprises mature
Site is not considered suitable for development									required	High Impact – significant mitigation	Washington are Vashington Wes	or near capacity	isting residenti		<	required	High Impact —						at comprises m



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? Yes, the site includes local archaeological significance.
Constraints	World Heritage Site & Setting (+ candidate)	
	Grade I/Grade II*Listed Building/Structure	
Category 2:	Grade II Listed Building/Structure	
	Conservation Area	
	Archaeological Site (Known & potential)	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required significant mitigation required
		<
Flooding		
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	A small proportion of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.
	Flood Risk Zone 3A (High Vulnerability)	
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required required required
	Surface Water Flooding – % of land within 1 in 30 incidence (high) 1%	
	Surface Water Flooding – % of land within 1 in 100 incidence (medium) 2%	
	Surface Water Flooding – % of land within 1 in 1000 incidence (less) <5%	
	Critical Drainage Area	
Ground Co	Ground Conditions & Contamination	
Site	Predominantly Flat	The site falls within a Coal Referral Area.
Topography		
	Gentle Slope	
	Steep Slope Steep Slope	
2	Steep Slope	
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required required required
Category 2:	HSE COMAH Middle or Outer Zone	
Constraints	Landfill sites, Contaminated land Minerals Legacy (quarries and coal ✓	<
	mining) Minerals Safeguarded Area	
	High Voltage electricity line(+10m buffer zone)	

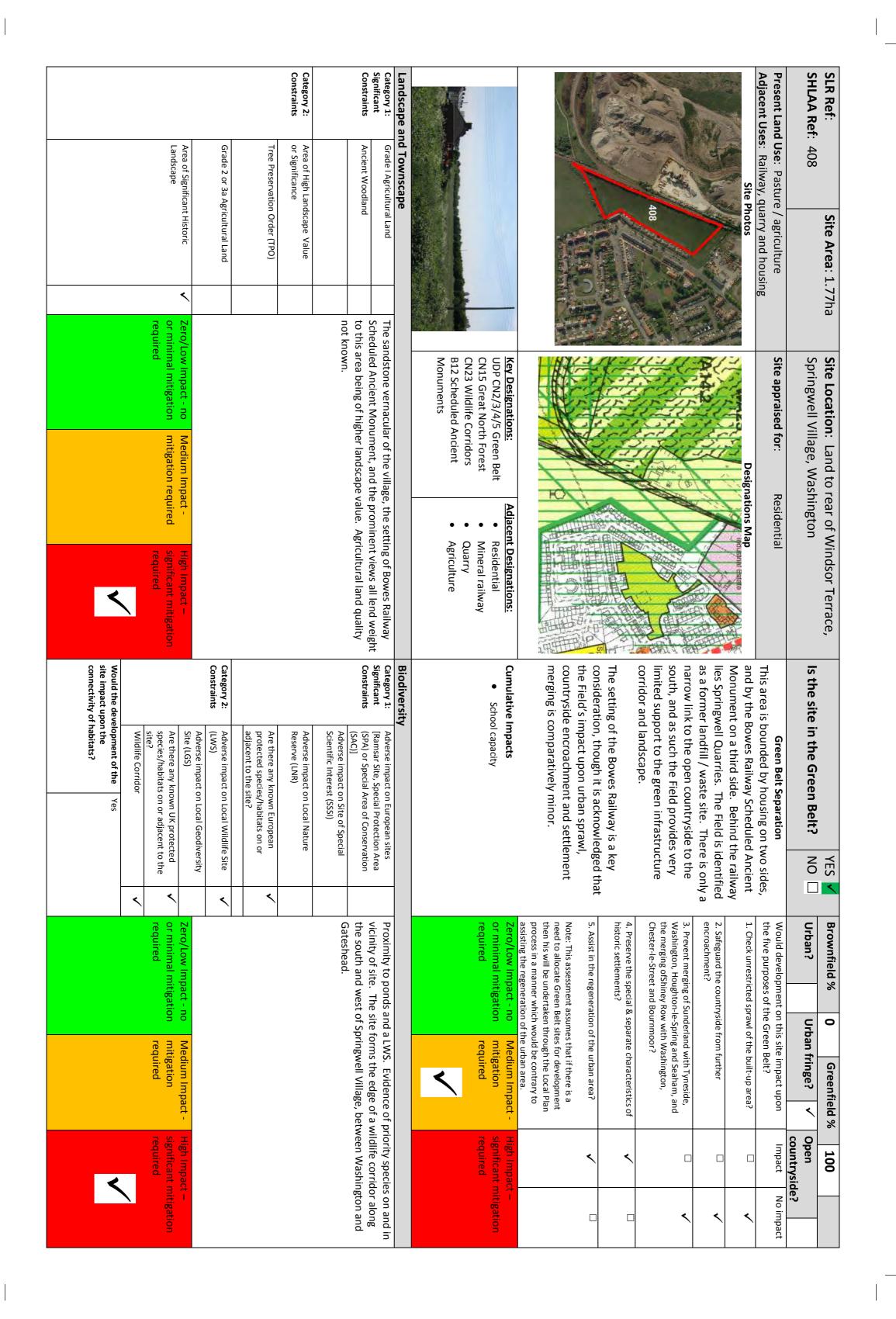


Historic Env	Historic Environment and Culture Category 1: Scheduled Ancient Monument	Does the site have any historical or archaeological si		rastri	The site may indirectly
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? No significant issues identified		Category 1: Historic Park or Garden (EH LIST) Significant Constraints Village Green	The site may indirectly impact upon the green infrastructure corridor.
	World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard	
	Grade I/Grade II*Listed Building/Structure		0.0	Category 2: Public Open Space/Playing Field/Play Constraints Area	
Category 2:	Grade II Listed Building/Structure			Natural greenspace	
	Conservation Area			Allotment	
	Archaeological Site (Known & potential)	Zero/Low Impact - no	High Impact – significant mitigation required	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required
		<		Is the proposed development site designated as open space or playing fields?	<
Flooding				Infrastructure and Services	-
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site is partly affected by 1:100 incidence surface water flooding. Medium incidence potential of groundwater flooding.	vater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Access to be determined, may be an issue. The majority of schools in Washington are at or near capacity. It is
	Flood Risk Zone 3A (High Vulnerability)		Sit lo	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	twork,
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	High Impact –	Local health and day-to-day facilities in Washington tend to be	Zero/Low Impact - no
	Groundwater Flooding	O S		centrally concentrated at The Galleries and Concord.	
	within 1 in 30 incidence (high)				
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	2%			
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	<5%			
	Citical Dialiage Area				
Ground Co.	Source Protection Zone			uitahility and Deliverahility	
Site Ground Col	Site Predominantly Flat	✓ Formerly a waste site, there may be issues relating to contamination.		What is considered suitable on the site? Emplo	Employment land
Topography					20dpha
	Gentle Slope		ĪĮ	How many jobs could the site provide for?	
	Undulating Steep Slope		S	Site Appraisal Conclusion	
Category 1:	Health & Safety Executive (HSE)	Zero/Low Impact - no Medium Impact -	High Impact –		Site is considered
Significant	COMAH Development Proximity or	al mitigation	tigation	Retain as employment land- as set out in the	suitable for
Collstrailles	Electricity Pylon (+ 10m buffer zone)	required	required	Employment Land Review. Not suitable for residential development	development
Category 2:	HSE COMAH Middle or Outer Zone			הימבותם מבאבוסףווכוני	
Constraints	Landfill sites, Contaminated land	~			
	Minerals Legacy (quarries and coal mining)	<			
	Minerals Safeguarded Area High Voltage electricity line(+10m				
	buffer zone)				

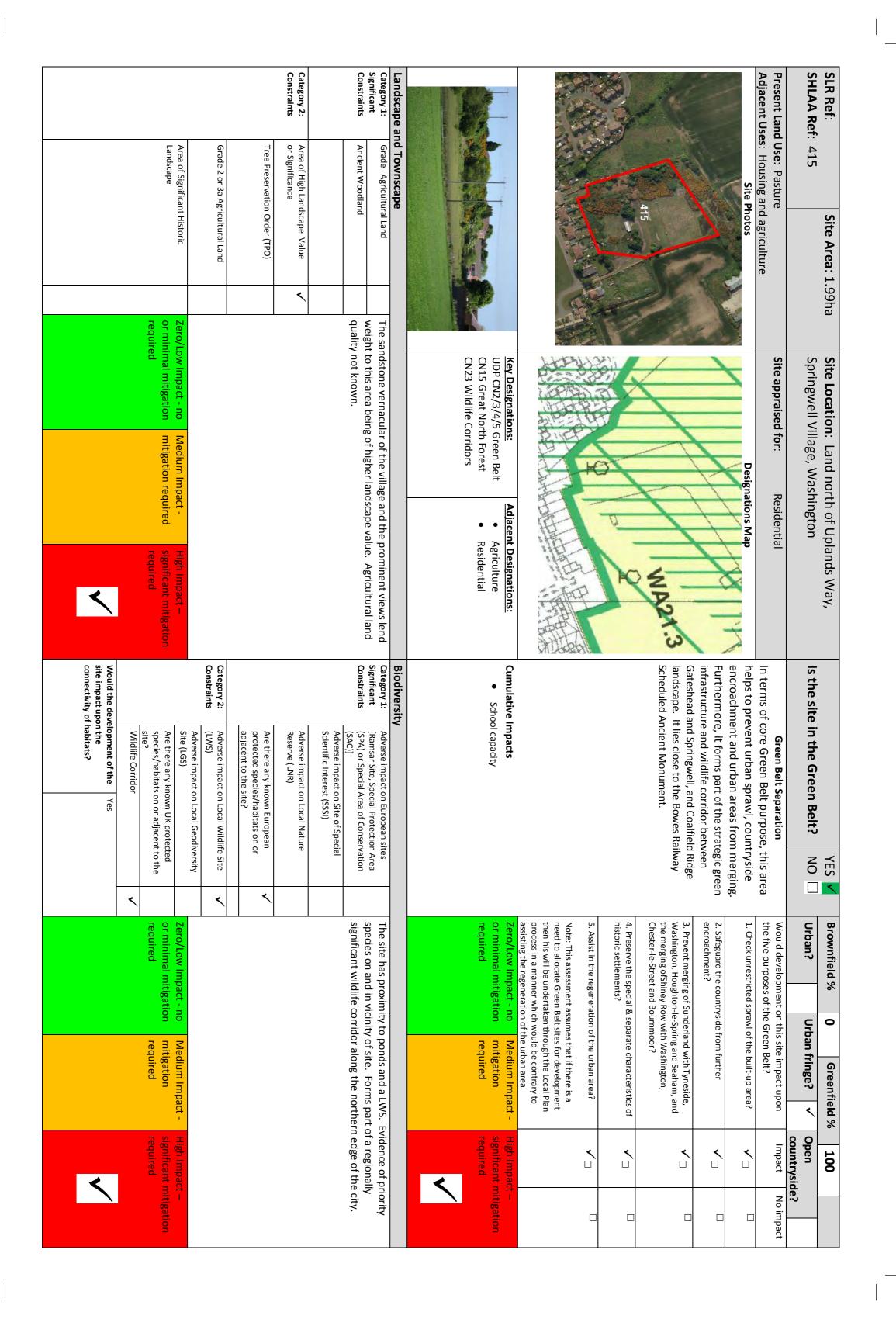


Historic Env	Historic Environment and Culture		Green I	Green Infrastructure				
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? The site bounds the Bowes Railway Scheduled Ancient Monument. The site	Category 1: 1t. The site Significant		Forms part Springwell	art of a Green Infr ell Village, Washin	Forms part of a Green Infrastructure corridor running between Springwell Village, Washington and Gateshead. A public right of way	running between d. A public right c
Constraints		also includes additional local archaeological significance, and is located alongside the proposed Springwell Village Conservation Area.		village Green	follows the	the northern bour	northern boundary of the site.	30
	World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard				
	Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	2: Public Open Space/Playing Field/Play ts Area	٧			
Category 2:	Grade II Listed Building/Structure			Natural greenspace				
	Conservation Area			Allotment				
	Archaeological Site (Known & potential)	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required required required	High Impact – significant mitigation required	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low II or minimal required	mpact - no mitigation	Medium Impact - mitigation required	High Impact – significant mitigation required
			Is the prop designated fields?	Is the proposed development site designated as open space or playing fields? No.				<
Flooding			Infrastr	Infrastructure and Services				
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	A small proportion of the site is affected by 1:30 incidence surface water flooding. Known groundwater flooding issues.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Access to	o be determined,	Access to be determined, given size of site, may be an issue. The majority of schools in Washington are at or near capacity. It is	nay be an issue.
	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?	or etwork,	ed that any new of arry sites in Wash urther expansion	anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Washington area Washington West) ting primary school
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required significant mitred required	- itigation	Remote from local facilities.	Zero/Low II or minimal required	v Impact - no nal mitigation	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)		<u> </u>					<u> </u>
	Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area							Ľ
	Source Protection Zone							
Ground Co	amination	P	Suitabil		*: :>			
Topography	rieudiiiidiitiy riat	No significant issues identified.	How many	How many homes could be provided? 176 200	20dpha			
	Gentle Slope		How many	How many jobs could the site provide for?				
_	Steen Slope		Site App	Site Appraisal Conclusion				
Category 1:	Health & Safety Executive (HSE)	Modium Impact	L		Cito		Cito is possidored	
Significant Constraints	COMAH Development Proximity or	ral mitigation Medium impact - mitigation required	- itigation	Site forms part of the Green Belt.	sui	Q	potentially	Site is not considered suitable for
	Electricity Pylon (+ 10m buffer zone)	required			dev	development	suitable for development	development
Category 2:	HSE COMAH Middle or Outer Zone							
Constraints	Minerals Legacy (quarries and coal							~
	Minerals Safeguarded Area							
	buffer zone)							

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Category 1: Significant Constraints Constraints Constraints Constraints Constraints Constraints Constraints	Ground Cond Site	Constraints	<u> </u>		Historic Envir 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	Ground Conditions & Contamination Site Predominantly Flat	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 (medium) Surface Water Flooding —% of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
Zero/Low Impact - no or minimal mitigation mitigation required required	The whole site has been subject to landfill activity.	or minimal mitigation mitigation required required	cted by 1:30 incidence surfa	Zero/Low Impact - no or minimal mitigation mitigation required required	Does the site have any historical or archaeological significance? The site bounds the Bowes Railway Scheduled Ancient Monument. The si also located alongside the proposed Springwell Village Conservation Area.
High Impact – Significant mitigation Sirequired	⊗ S	significant mitigation ce required		High Impact – significant mitigation required Is	The site is n Area.
How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion Site forms part of the Green Belt.	Suitability and Deliverability What is considered suitable on the site? Agriculture	Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	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?	Green Infrastructure Category 1: Historic Park or Garden (EH LIST) Significant Constraints Village Green Cemetery / Churchyard Category 2: Public Open Space/Playing Field/Play Area
Site is considered suitable for development	Jiture	required	etwork,	Zero/Low Impact - no or minimal mitigation required	
Site is considered potentially suitable for development Site is not considered suitable for development		mitigation significant mitigation required	Washington are at o development in the v ington Central and W	Medium Impact - mitigation required High Impact - significant mitigation required required	Forms the edge of a Green Infrastructure corridor running between Springwell Village and Gateshead. A public right of way follows the southern boundary of the site.



Historic Env	Historic Environment and Culture			Green Infrastructure	cture				
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? The site is within the wider landscape setting to the Bowes Railway Scheduled Monument and just outside the edge of the historic Springwell Village a	logical significance? § to the Bowes Railway Scheduled historic Springwell Village 12	Category 1: H	Historic Park or Garden (EH List)	st)	Forms part of a Green In Springwell Village, Gates	of a Green Infrastructure corridor running between Village, Gateshead and Washington.	running between ¹ .
	World Heritage Site & Setting (+	proposed Conservation Area.		0	Cemetery / Churchyard				
	Grade I/Grade II*Listed Building/Structure			Category 2: P Constraints A	Public Open Space/Playing Field/Play Area	d/Play			
Category 2:	Grade II Listed Building/Structure			z	Natural greenspace				
	Conservation Area			1	Allotment				
	Archaeological Site (Known & potential)	v Impact - no Medium Impact - mitigation required	High Impact – significant mitigation	(a)	Public Right of Way (cycleway/ footpath/bridleway)		Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation	High Impact – significant mitigation
			i equilico	Is the proposed development site designated as open space or playing fields?	opment site No. bace or playing	_			- מר מר
Flooding				Infrastructure and Services	nd Services				
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Low incidence potential of groundwater flooding.		Is there road capacity Is there water and ser requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?		Access may be possible from south east corner, requires further investigation.	from south east corne	er, requires further
	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?	city for bad network, and	The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	y of schools in Washington are at or near capacity. I that any new development in the Washington area / sites in Washington Central and Washington West her expansion of at least one existing primary school	or near capacity. It is Washington area Nashington West) will ing primary school.
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required si required	High Impact – significant mitigation required	Remote from local facilities.	cilities.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium)								<
	Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area								
	Source Protection Zone								
Ground Cor	Ground Conditions & Contamination			Suitability and Deliverability					
Site Topography	Predominantly Flat	No significant issues identified.		What is considered suitable on the site? How many homes could be provided?	e;	Pasture 45 25dpha			
	Gentle Slope Undulating			How many jobs could the site provide for? Site Appraisal Conclusion	the site provide for? onclusion				
	Steep Slope								
Category 1:	Health & Safety Executive (HSE)	Zero/Low Impact - no Medium Impact - H	High Impact –				Site is considered	Site is considered	Site is not considered
Significant Constraints	COMAH Development Proximity or Inner Zone	al mitigation mitigation required	significant mitigation	Site forms part of the Green Belt.	f the Green Belt.		suitable for	potentially	suitable for
	Electricity Pylon (+ 10m buffer zone)	required	required				development	suitable for development	development
Category 2:	HSE COMAH Middle or Outer Zone								
Constraints	Landfill sites, Contaminated land Minerals Legacy (quarries and coal	<							<
	mining)								
	High Voltage electricity line(+10m								
	butter zone)								

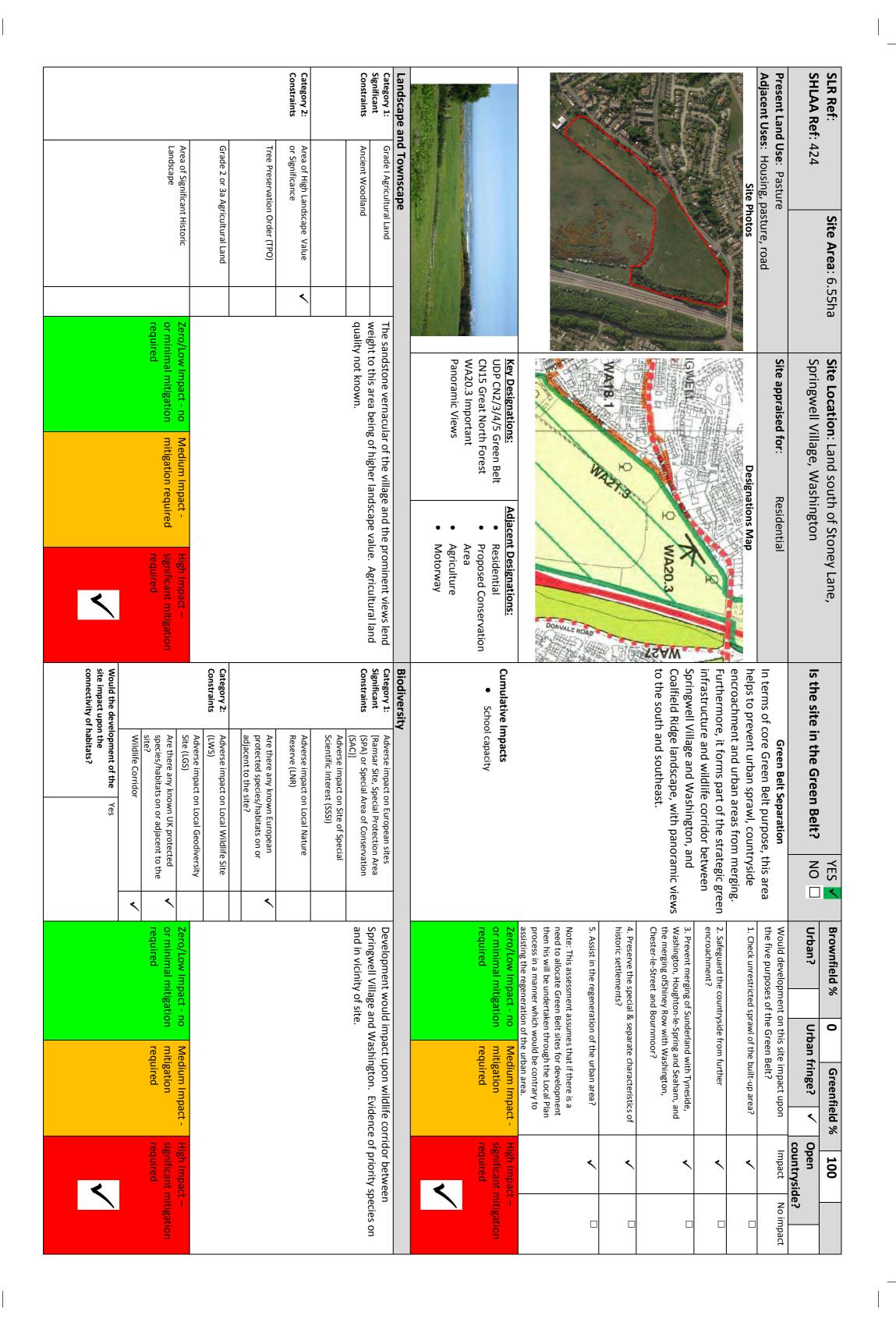
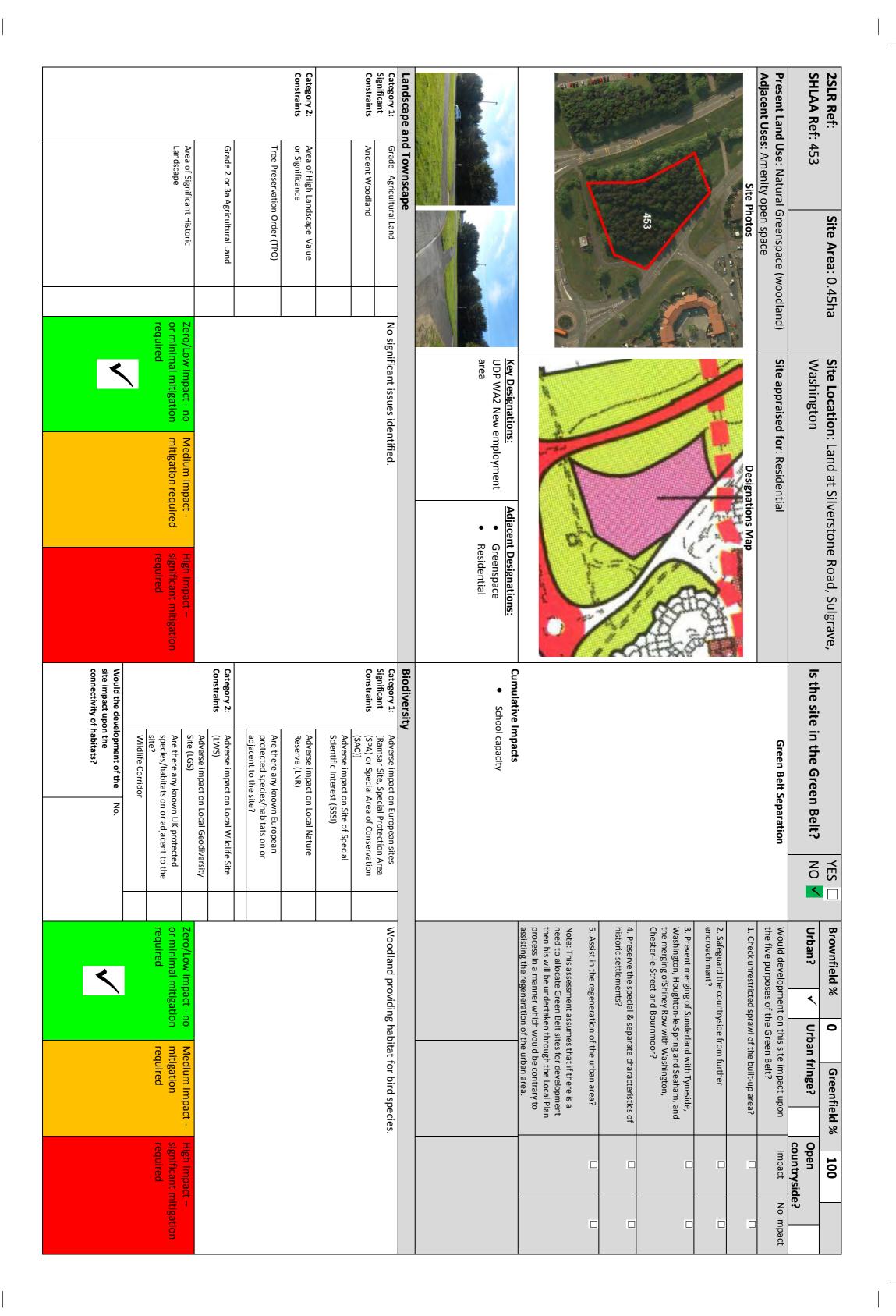


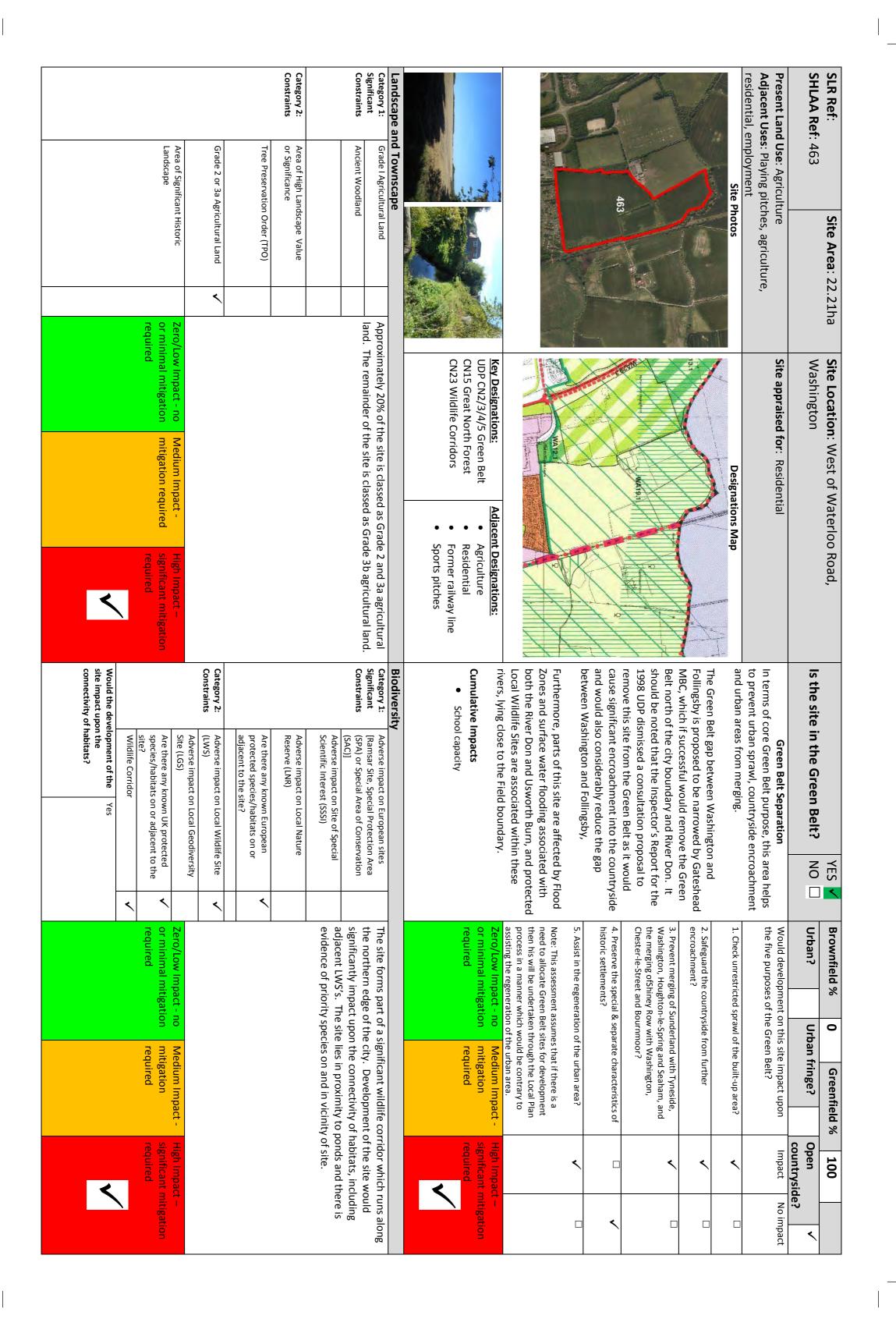
Fig. Control of Contro	Historic Env	Historic Environment and Culture		Green Infrastructure	ructure			
Secretaria de la contra del la contra del contra del la contr	Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? Site is located adjacent to the proposed Springwell Village Conservation Archaeological significance?		Historic Park or Garden (EH LIST) Village Green		Site would affect the full v between Springwell Villag	vidth of the green infr e and Washington.
General Lation Nating Systems (and provided in the provided in		World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard			
Super-particulars and adjunctions Conversation/News Allocanics Conversation/News Allocani		Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area	<		
Authorities Section	Category 2: Constraints	Grade II Listed Building/Structure			Natural greenspace			
Particular Par					Allotment			
Problem Prob		gical Site (Known	v Impact - no Medium Impact - nal mitigation mitigation required	on .	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	< <	v Impact - no nal mitigation	Impact -
Parts of the site are affected by 1.30 incidence surface water flooding.			<	Is the proposed designated as ope fields?				
Floud fisk 2 ma 3 (fing) Floud fight 2 may require the yet 30 incidence surface water flooding Floud fisk 2 ma 3 (fing) F	Flooding			Infrastructure	e and Services			
Flood list Zone 2 Methon Control In 19th Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control Control C	Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Parts of the site are affected by 1:30 incidence surface water floodin Low incidence potential of groundwater flooding.		city for site traffic generation? I sewerage capacity for site		Access to be determined,	may require mitigation
Flood fist, Zone 2)Medium Cero/Low Impact - no Medium Impact - No		Flood Risk Zone 3A (High Vulnerability)		Is there education site requirements What is the broad local shopping ser community oppor	/community/health facility capacity fo? accessibility of the site to local road n vices, public transport, education and tunities?	or letwork,	anticipated that any new of the control of the cont	development in the Wington Central and Wa of at least one existing
Surface Water Flooding — % of land 19% within 1 in 30 incidence (legh) 19% within 1 in 30 incidence (legh) 19% within 1 in 100 incidence (legh) 19% within 1 in	Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	v Impact - no Medium Impact - nal mitigation mitigation required		l facilities.		mpact - no mitigation	Impact - on
Surface Water Flooding - % of land 10%		and						
Surface Water Flooding = % of land 15% Critical Drainage Area Source Protection Zone Source Protection Zone Predominantly Flat Predominantly F								
Conditions & Contamination Predominantly Flat		and						
Conditions & Contamination Predominantly Flat		Critical Drainage Area						
Fredominantly Flat Predominantly Flat Predomi		Source Protection Zone						
Predominantly Flat Predominantly Flat Predomin	Ground Cor	nditions & Contamination		Suitability an	_			
Conditating Conditation Conditating Conditation Conditating	Site Topography	Predominantly Flat	No significant issues identified.	What is considere How many homes	9.7	ture 20dpha		
Site Sp Slope Site Sp Slop				How many jobs co	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 Health & Safety Executive (HSE) Or minimal mitigation mitigation required significant mitigation significant mitigation significant mitigation required significant mitigation significant mitigation required significant mitigation significant mitigation required significant mitigation s		Undulating Steen Slope		Site Appraisa	l Conclusion			
COMAH Development Proximity or Inner Zone In	Category 1:	Health & Safety Executive (HSE)	Medium Impact -					
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 Required Adevelopment Fequired	Significant Constraints	COMAH Development Proximity or Inner Zone	al mitigation mitigation required		t of the Green Belt.			
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m		Electricity Pylon (+ 10m buffer zone)					development	suitable for
	Category 2:	HSE COMAH Middle or Outer Zone						gevelopillelle
Minerals Safeguarded Area High Voltage electricity line(+10m	CONSTRAINTS	Minerals Legacy (quarries and coal						
High Voltage electricity line(+10m		mining) Minerals Safeguarded Area						
		High Voltage electricity line(+10m						

		Category 2: Constraints	Category 1: Significant Constraints	Landscape a					E-	1.6	Present Land Adjacent Us	SLR Ref: SHLAA Ref: 427
Area of Significant Historic Landscape	Grade 2 or 3a Agri	Area of High Landscape Value or Significance	Grade I Agricultural Land Ancient Woodland	Landscape and Townscape	ey Road				IX set out of the control of the con	Site Photos	Present Land Use: Employment allocation Adjacent Uses: Open space	: 427
	Agricultural Land	scape Value						427		otos	ent allocation	Site Area: 4.96ha
Zero/Low Impact - no or minimal mitigation mitigation required Medium Impact mitigation mitigation required			No significant issues identified.		Key Designations: UDP WA1.2 Employment Land			WA	Crowther Industrial Estate	D	Site appraised for: Residentia	Site Location: Units at Tilley R Industrial Estate, Washington
Medium Impact - mitigation required required required					Adjacent Designations: • Employment land • Greenspace • Residential		ON HOAD		Sport Hart Money	Designations Map	sidential	Site Location : Units at Tilley Road, Crowther Industrial Estate, Washington
	Cat Cor		Cat Sigg Cor	Bio	nd '							
Are there any species/habita site? Would the development of the site impact upon the connectivity of habitats?	production adjusted and adjuste	Acres	Category 1: Advantage	Biodiversity	Within Critical ESchool capacity	Cimilativa Impacts					G	the site in t
Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor ppment of the the abitats?	protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR)	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special		Within Critical Drainage Area School capacity						Green Belt Separation	Is the site in the Green Belt?
to the	or e Site versity		tes n Area vation									NO YES
Zero/Low Impact - no or minimal mitigation required			No significant issues identified.			5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for developmer then his will be undertaken through the Local 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?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted spr	Would development on this site imp the five purposes of the Green Belt?	Brownfield % Urban? ✓
no Medium Impact - n mitigation required			sidentified.			5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special & separate characteristics of historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	side 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?	100 Greenfield % Urban fringe?
significant mitigation required											Impact	% 0 Open countryside?
mitigation											No impact	де?

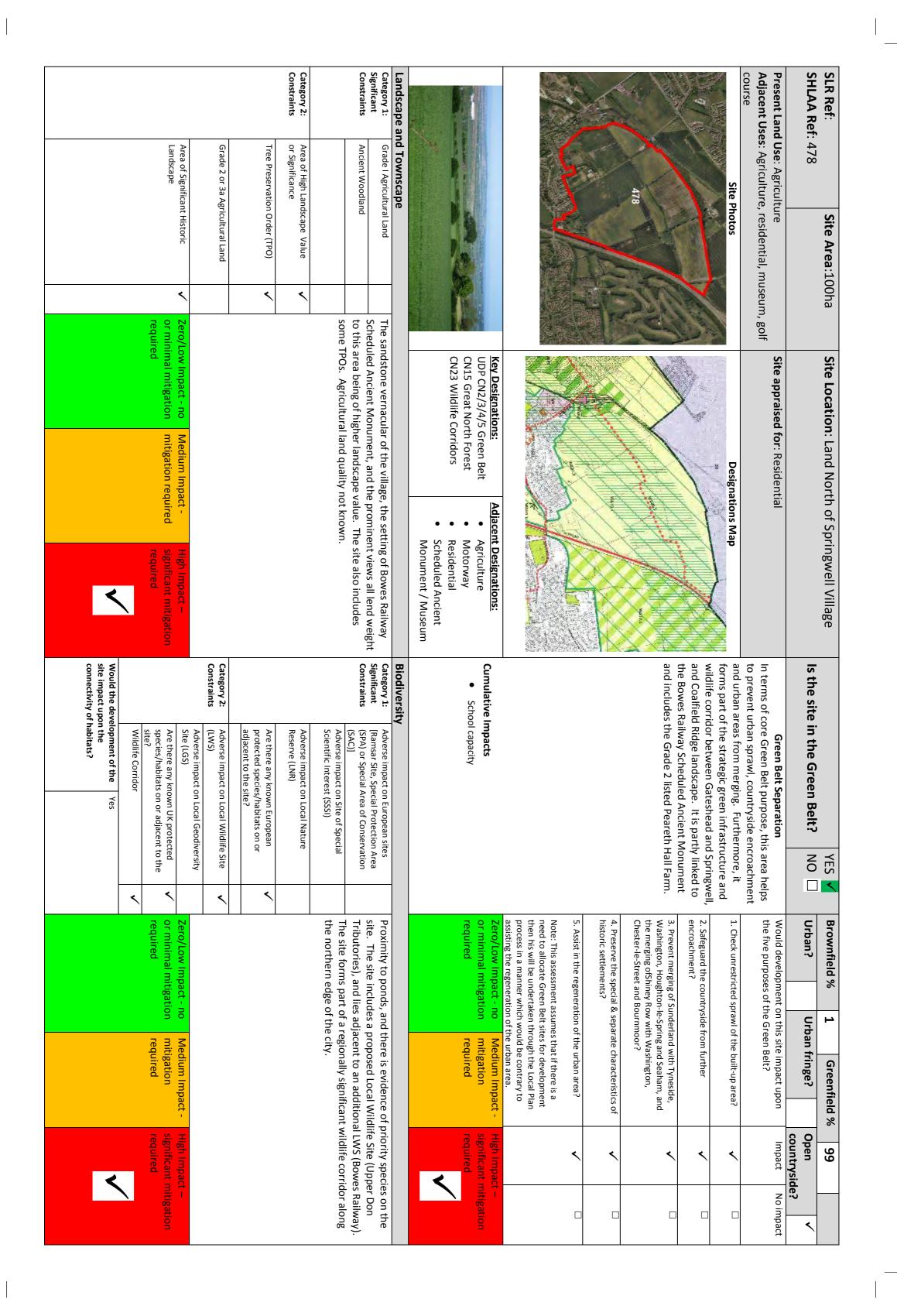
Category 1: Health & Sc. Significant COMAH De Constraints Inner Zone Electricity F Category 2: HSE COMA Constraints Landfill site Minerals Le mining) Minerals Sc.	Undulating Steep Slope	ography	Ground Condition Site Predo	Sourc	withir Critica	Surfa: withir	Surfac within	Groun		Flood Vulne	Category 1: Flood RISK 2 Significant Floodplain) Constraints	_	potential)	Archa	Category 2: Grade Constraints	Grade Buildi	World Heri candidate)	Category 1: Sched Significant (+ 50n Constraints	Historic Environment and Culture
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	ating Slope	Gentle Slope	Ground Conditions & Contamination Site Predominantly Flat	Source Protection Zone	within 1 in 1000 incidence (less) Critical Drainage Area	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	Surface Water Flooding – % of land within 1 in 30 incidence (high)	Groundwater Flooding	Flood Risk Zone 2(Medium	Flood Risk Zone 3A (High Vulnerability)	Flood Risk Zone 3B (Functional Floodplain)		tial) .	Archaeological Site (Known &	Grade II Listed Building/Structure	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	nent and Culture
zero/Low Impact - no			Pylon running along south western corner of the si		10%	5%	<5%	or minimal mitigation mitigation required required	Medium Impact -	glodiawater noodiig.	ritical Drainage Awater flooding.		mitigation required	Zero/Low Impact - no Medium Impact -				Does the site have any historical or archaeological significance? No significant issues identified.	
High Impact – significant mitigation required		0	of the site along Crowther			<		significant mitigation required	High Impact –		Area, and is prone, in parts, to Low incidence potential of		significant mitigation required	High Impact –				nificance?	
Retain as employment la Employment Land Reviev residential development.	Site Appraisal Conclusion	How many homes could be provided? How many jobs could the site provide	Suitability and Deliverability What is considered suitable on the site?					centrally concentrate	Local health and day-	Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there road capacity Is there water and se	Infrastructure and Services	Green Infrastrus the proposed development site designated as open space or playing fields?	D.	7	Category 2: P Constraints P	0	Category 1: H Significant Constraints	Green Infrastructure
Retain as employment land- as set out in the Employment Land Review. Not suitable for residential development.	onclusion	7.7	Deliverability uitable on the site? Employment land.					centrally concentrated at The Galleries and Concord.	Local health and day-to-day facilities in Washington tend to be	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?	ınd Services	Green Infrastructure corridor elopment site	Allotine It. Public Right of Way	Natural greenspace	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Historic Park or Garden (EH List) Village Green	cture
Site is considered suitable for development			nd.					or minimal mitigation required	Zero/Low Impact - no	anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Access from Tilley Road.		or minimal mitigation required	Zero/I ow Impact - no		\		Site includes some pockets of amenity greenspace associated with the employment area.	
Site is considered potentially suitable for development								mitigation required	Medium Impact -	w development in the shington Central and von of at least one exist			mitigation required	Medium Impact -				ets of amenity greens _!	
Site is not considered suitable for development						<		significant mitigation required	High Impact –	Washington area Washington West) will ing primary school.	, , , , , , , , , , , , , , , , , , ,		significant mitigation required	High Impact –				pace associated with	



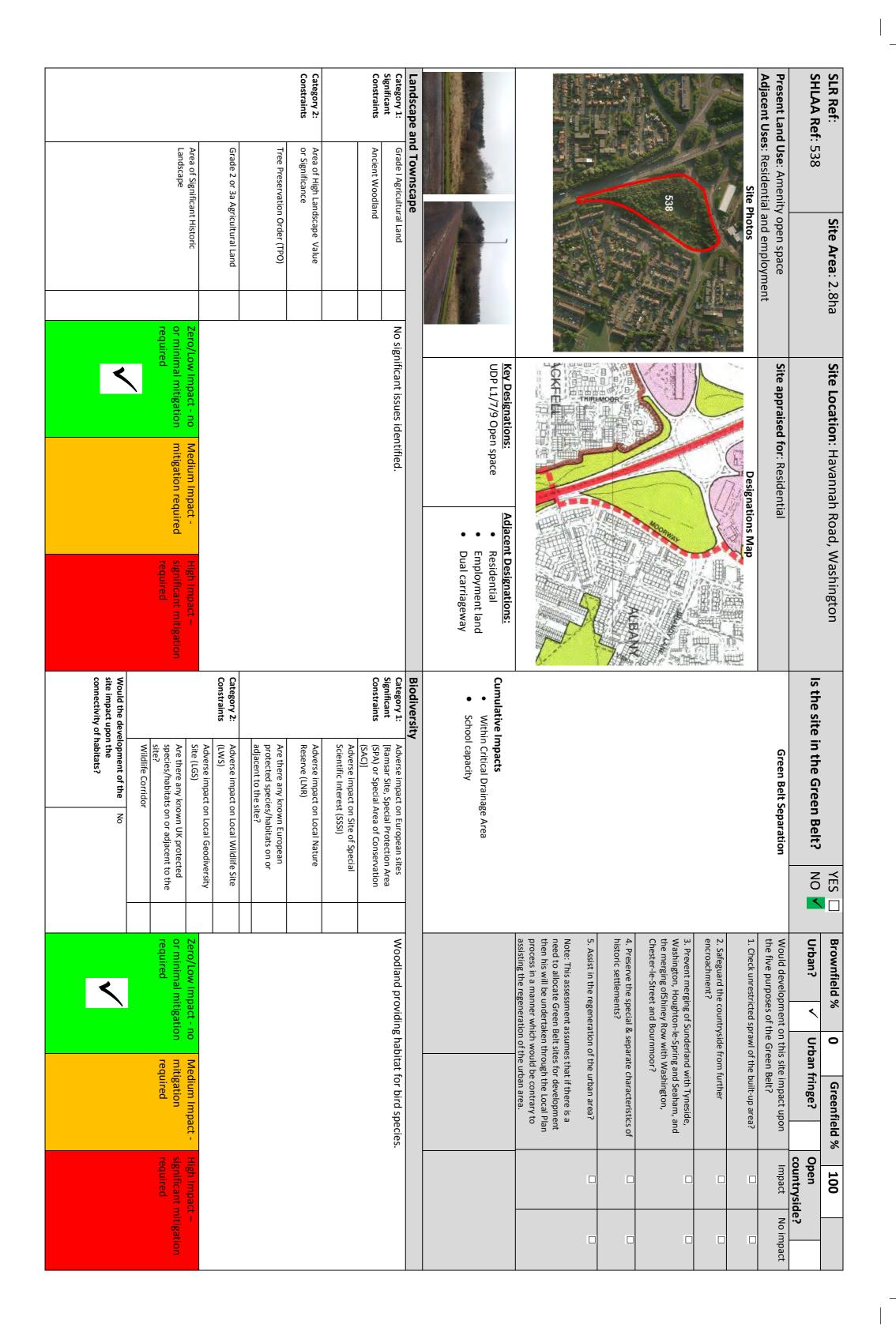
Historic Environment and Culture		9	Green Infrastructure			
Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated)	ignated) Does the site have any historical or archaeological significance? No significant issues identified.		Category 1: Historic Park or Garden (EH List) Significant	The site is on Whilst this	currently natural gree	The site is currently natural greenspace occupied by woodland. Whilst this woodland would be lost, the site is already allocated for
Constraints			Constraints Village Green	developme	development through the UDP.	
World Heritage Site & Setting (+ candidate)	3 (+		Cemetery / Churchyard			
Grade I/Grade II*Listed Building/Structure		0.0	Category 2: Public Open Space/Playing Field/Play Constraints Area	Play		
Category 2: Grade II Listed Building/Structure	ture		Natural greenspace	<		
Conservation Area			Allotment			
Archaeological Site (Known & potential)	Zero/Low Impact - no	High Impact – significant mitigation required	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Ir or minimal required	npact - no mitigation	Medium Impact - High Impact - mitigation significant mitigation required
			Is the proposed development site designated as open space or playing fields?			
Flooding		=	Infrastructure and Services			
Category 1: Flood Risk Zone 3B (Functional Significant Floodplain)	Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Access to b	be determined, may re	Access to be determined, may require contribution from developer.
Flood Risk Zone 3A (High Vulnerability)		Si Is	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	etwork,	I that any new develong the sites in Washington therexpansion of at k	anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.
Category 2: Flood Risk Zone 2(Medium Constraints Vulnerability) Groundwater Flooding	or minimal mitigation mitigation required ✓ required	High Impact – Lo significant mitigation correquired	Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.		mpact - no mitigation	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)	% of land high) % of land (medium)					
Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	of land					
Source Protection Zone						
ound Cond	- \ -	S		, , , , , , , , , , , , , , , , , , ,		
Topography Predominantly Hat	✓ No significant issues identified.	I S	What is considered suitable on the site? Operation of the site?	Open space/woodland 10 24dpha		
Gentle Slope Undulating		, II	How many jobs could the site provide for?			
Steep Slope		S	Site Appraisal Conclusion			
	Zero/low/mpact_po Modium/mpact_	Ligh Impact		Cito is Co		
	v or or minimal mitigation mitigation required	significant mitigation N	Not suitable for residential development- site	_	suitable for pot	potentially suitable for
Electricity Pylon (+ 10m buffer zone)	required		provides mature shelter belt to Northumberland Way.	nd	development suit	suitable for development development
	Zone					
Constraints Landfill sites, Contaminated land Minerals Legacy (quarries and coal	and d coal					<
mining) Minerals Safeguarded Area						
High Voltage electricity line(+10m	-10m					



Set delicity forms of the Science Property of the S	Historic En	Historic Environment and Culture		,	rastrı	-	!!	,
Control Part Con	Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? No significant issues identified.	icance?	<i>y</i>	C Park or Garden (EH List) Green	the River Don, and also no	n Infrastructure corridor orth-south incorporating I
Control Cont		World Heritage Site & Setting (+ candidate)			Cemete	ery / Churchyard		
Approximation Approximatio		Grade I/Grade II*Listed Building/Structure				pen Space/Playing Field/Play		
Accessor a large contract of the proposed decidence of the Contract of the C	Category 2: Constraints	Grade II Listed Building/Structure			Natural	greenspace		
Formulation Registration (Process of Part Income) (Process of Part Inco		Conservation Area			Allotm	ent		
offing The product zone 30 Hordroom Approximately 15% of site (south earlier corner and northern edge) is the residence of the dead of the corner group of the dead south residence of the dead of th		Archaeological Site (Known & potential)	al mitigation Medium Impact - modelium Impact - modelium Impact - mitigation required	gh Impact — gnificant mitigation duired	Public F (cyclewa) Green I	Right of Way y/ footpath/bridleway) Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
Octobe Comment Company Compa					Is the proposed development designated as open space of fields?			<
### Approximately 15c of site (such that are effected from find parts in a real frequency) ### Approximately 15c of site (such that are effected by them are are adequately are through any to an issue. Real floor find state as Approximately 15c of site (such that are effected by them are are adequately approximately 15c of site (such that are effected by them are are adequately approximately 15c of site (such that are effected by them are are adequately approximately 15c of such are are adequated by the same and severage approximately 15c of such are are adequated by the same and severage approximately 15c of such are are adequated by the same and severage approximately 15c of such are are adequated by the same and severage approximately 15c of such are are adequated by the same and severage approximately 15c of such are are adequated by the same and severage approximately 15c of such are are adequated by the same and severage approximately 15c of such are are adequated by the same and severage approximately 15c of such are are adequated by the same and severage approximately 15c of such are are adequated and are approximately 15c of such are are adequated and are adequated by the same and severage approximately 15c of such are are adequated and are approximately 15c of such are are adequated and are adequated that are are adequated and are approximately 15c of such are are adequated and are approximately 15c of such are are adequated and are approximately 15c of such are are adequated and are approximately 15c of such are are adequated and are approximately 15c of such are are adequated and are approximately 15c of such are are adequated and are adequated a	Flooding	_			Infrastructure and So	ervices		
Food flack Zone & Pullips Food flack Zone & Pul	Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Approximately 15% of site (south eastern corner and located in flood zone 3. There are additional parts 1	d northern edge) is that are affected by	Is there road capacity for sit Is there water and sewerage requirements?	e traffic generation? e capacity for site	Access to be determine The majority of schools	d, may be an issue. Re
Perfort Ris Zone 2 Medium Conditions C		Flood Risk Zone 3A (High Vulnerability)	·	כב שטרבווניםו טו	Is there education/commun site requirements? What is the broad accessibil local shopping services, pub community opportunities?	nity/health facility capacity for lity of the site to local road netwo lity of the site to local road netwo		w development in the value of a central and value of at least one existion of at least one existions.
Suffice Water Flooding — % of land 10% within 1 in 200 incidence (neigh) 10% Suffice Water Flooding — % of land 10% Suffice Water Flood	Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	or minimal mitigation Medium Impact - or minimal mitigation mitigation required	gh Impact – gnificant mitigation	Remote from facilities.			
Surface Water Flooding - % of land 20% within 1 in 1000 incidence (legs) 25% Critical Drainage Area 25		land						
Sufface Water Flooding-% of land within 1 poto incidence (less) Source Protection Zone Predominantly Flat Incident Superably Fredominantly Flat COMMH Development Proximity or Electricity Pyton (+ 10m buffer zone) Hospital Stageary (quarries and Middle or Outer Zone Miners Stageary (quarries and Middle or Outer Zone Miners Stageary (quarries and College descriptive) Miners Stageary (quarries and College descriptive) Miners Stageary (quarries and College (superablity and Deliverability and Deliverability What is considered suitable on the site? What is considered suitable for the Appraisal Conclusion Site Appraisal Conclusion Site is considered suitable for development equired Wind is considered suitable or outer Zone The what is considered suitable for development equired Site Sconsidered suitable for development equired Wind is considered suitable or outer Zone Site Appraisal Conclusion Site forms part of the Green Belt. Site forms part of the Green Belt. Site is considered suitable for development equired Wind is considered suitable or outer Zone Site is considered suitable for development equired Site forms part of the Green Belt. Site is considered suitable for development equired Site forms part of the Green Belt. Site Appraisal Conclusion Site forms part of the Green Belt. Site forms part of the Green Belt. Site Appraisal Conclusion Site forms part of the Green Belt. Site is considered suitable for development equired Site is considered suitable for development equired Site is considered suitable for development equire			20%	<u> </u>				
Source Protection Zone Source Protection Zone Predominantly Flat Source Protection Zone Predominantly Flat Source Source Protection Zone Predominantly Flat Predominantly Flat Source Stope Streep Slope Streep S			25%					
Suitability and Deliverability Suitability		Source Protection Zone						
Predominantly Flat Predominant Introduction Predominant Introduction Predominant Introduction Predominant Introduction Predominant Impact Pr	Ground Co	nditions & Contamination			Suitability and Delive	_		
Control Stope Control Research Steep Stope Control Research Steep Stope Stop	Site	Predominantly Flat	The site lies within a Coal Referral Area.		What is considered suitable	e? Agricult		
Indulating Steep Slope S	Topograpny				How many homes could be	333	bha	
Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) High Impact - Site is considered Site is considered Potentially Site forms part of the Green Belt. Site forms part of the Green Belt. Site is considered Potentially Site forms part of the Green Belt. Site is considered Potentially Site forms part of the Green Belt. Site is considered Potentially Site forms part of the Green Belt. Site is considered Potentially Potentially Site forms part of the Green Belt. Site forms part of the Green Belt. Site is considered Potentially Potentially Site forms part of the Green Belt. Site is considered Potentially Potentially Potentially Site forms part of the Green Belt. Site forms part of th		Undulating			Fit Carry jobs could the sin	re provide for r		
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal High Voltage electricity line(+10m Minerals Safeguarded Area High Voltage electricity line(+10m Health & Safety Executive (HSE) COMAH Development Proximity or or minimal mitigation required or minimal mitigation required significant mitigation required significant mitigation required significant mitigation required required significant mitigation significant mitigation required significant mitigation significant mitigation required required significant mitigation significant mitigation required significant mitigation significant mitigation required required significant mitigation significant mitigation significant mitigation significant mitigation required significant mitigation required required significant mitigation significant mitigation significant mitigation significant mitigation significant mitigation required development significant mitigation significant mitigation significant mitigation required significant mitigation significant mitigation required required significant mitigation required significant mitigation required significant mitigation significant mitigat		Steep Slope			Site Appraisal Conclu	usion		
	Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Medium Impact - mitigation required	gh Impact – gnificant mitigation quired	Site forms part of the	Green Belt.	Site is considered suitable for development	Site is considered potentially suitable for development
	Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone)						

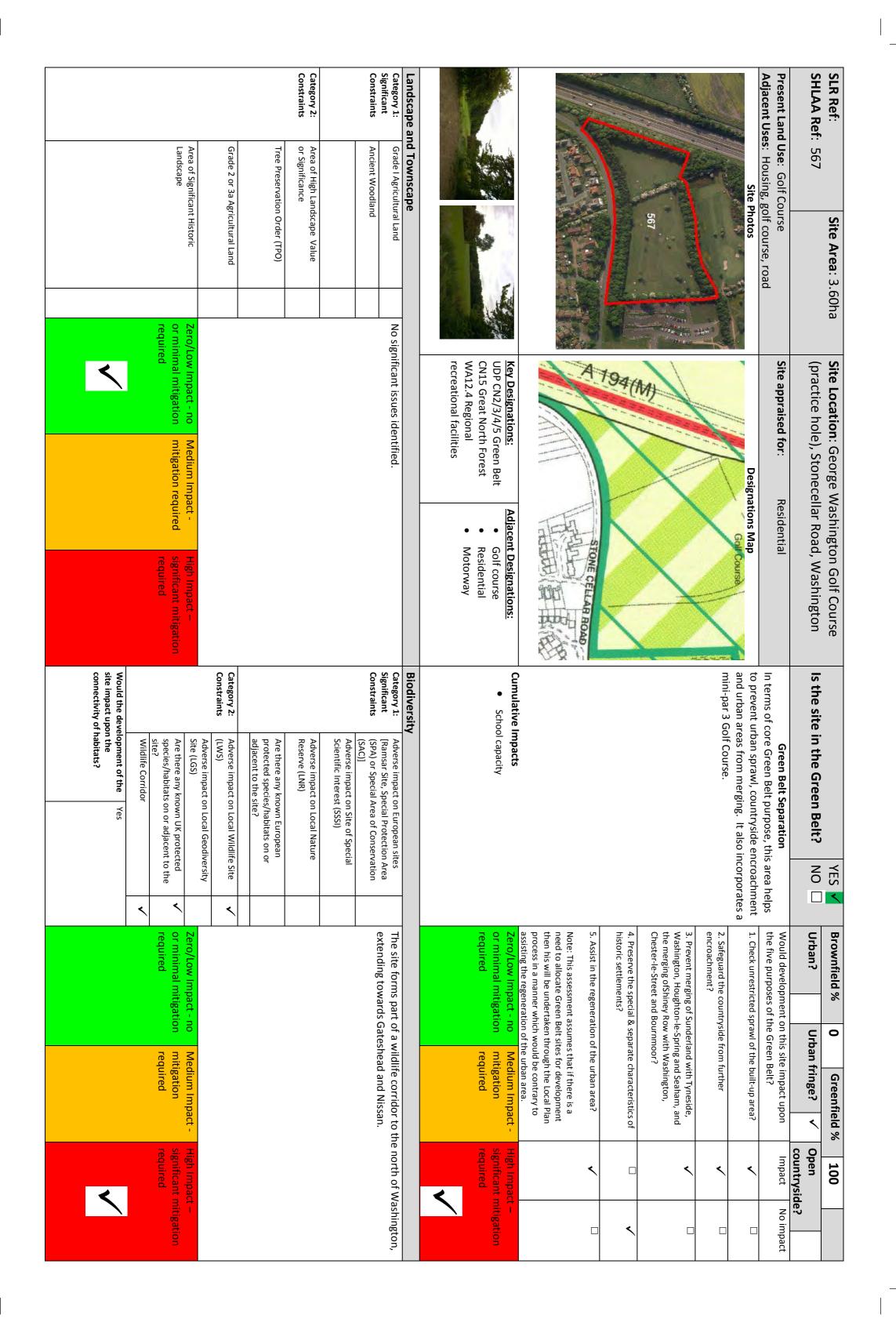


Historic Env Category 1: Significant	Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated)
Constraints	
	World Heritage Site & Setting (+ candidate)
	Grade I/Grade II*Listed ✓ Building/Structure
Category 2:	Grade II Listed Building/Structure
	Conservation Area
	Archaeological Site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



⊢ ľn Vi	Historic Environment and Culture			rastri	cture			
Category 1: Sometriant (4) Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological s No significant issues identified.	logical significance?	Category 1: H Significant Constraints	Historic Park or Garden (єн ust) Village Green	The int	The site is a natural greenspace containing a mature tree belt along the boundary with Havannah Road. The site contains long grassland interspersed with shrubs.	າspace contaii nah Road. Th
ς; <	World Heritage Site & Setting (+ candidate)				Cemetery / Churchyard			
ВО	Grade I/Grade II*Listed Building/Structure			Category 2: P	Public Open Space/Playing Field/Play Area			
Category 2: G	Grade II Listed Building/Structure			z	Natural greenspace	<		
	Conservation Area				Allotment			
اد <u>م</u>	Archaeological Site (Known & potential)	Zero/Low Impact - no	High Impact – significant mitigation required	G G P	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Ze or rec	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
		<		Is the proposed development site designated as open space or playing fields?	lopment site Yes pace or playing			<
	Flood Risk Zone 3B (Functional	l Drainage Area a	nd is affected by 1:30 incidence	Infrastructure and Services Is there road capacity for site traffic g	Infrastructure and Services Is there road capacity for site traffic generation?	Ac	Access from Moorway.	
	Floodplain)		potential of groundwater	Is there water and se requirements?	Is there water and sewerage capacity for site requirements?	Th	The majority of schools in Washington are at or near capacity. It is	Washington
< TI	Flood Risk Zone 3A (High Vulnerability)	0		Is there education/commusite requirements? What is the broad accessiblocal shopping services, pulcommunity opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	that any new development in the Washington area sites in Washington Central and Washington West her expansion of at least one existing primary schools here.
Category 2: FI Constraints V	Flood Risk Zone 2(Medium Vulnerability)	Medium Impact	High Impact —	Local health and day-	Local health and day-to-day facilities in Washington tend to be		Zero/Low Impact - no	Medium Impact -
1 1	Groundwater Flooding	required mittgation required	required	centrally concentrate	centrally concentrated at The Galleries and Concord.		or millimal mitigation required	required
× S	Surface Water Flooding – % of land within 1 in 30 incidence (high) 5%							
× v	Surface Water Flooding – % of land 10% within 1 in 100 incidence (medium)							
_{&} S	Surface Water Flooding – % of land 20%		•					
	Critical Drainage Area							
<u>S</u>	Source Protection Zone							
Ground Cond	Ground Conditions & Contamination			Suitability and Deliverability	Deliverability			
Site P	Predominantly Flat	The site lies in a Coal Referral Area.		What is considered suitable on the site? How many homes could be provided?	Residen 40	tial 19dpha		
<u>6</u>	Gentle Slope			How many jobs could	for?	,		
_	Undulating			Site Appraisal C	onclusion			
S	Steep Slope			Site Appraisal conclusion	Officiasion			
Category 1: H	Health & Safety Executive (HSE)	Zero/Low Impact - no Medium Impact -	High Impact –				Site is considered	Site is considered
	COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		significant mitigation required	Site is considered	Site is considered suitable for development.		suitable for development	potentially suitable for
m	Electricity Pylon (+ 10m buffer zone)							development
Category 2: H	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land						<	
ı	Minerals Legacy (quarries and coal						ľ	
:	Minerals Safeguarded Area							
<u></u> Б.Т	High Voltage electricity line(+10m huffer zone)							

	Category 2: Constraints	Category 1: Significant Constraints				Present Land U Adjacent Uses:	SLR Ref: SHLAA Ref:
Area of Significant Historic Landscape	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land	Grade I Agricultural Land Ancient Woodland				Se: Ho Reside	f : 560
nt Historic	andscape Value tion Order (TPO) Agricultural Land	ral Land				use and garden ential Site Photos	Site Area: 0.75ha
Zero/Low Impact - no or minimal mitigation required		Site affected	<u>Key</u> ∪DP			Site	
		Site affected by Tree Preservation Orders.	Key Designations: UDP EN10 White land	वविद्याव		appraised for:	Site Location: TI Washington
Medium Impact - mitigation required		vation Orders.	Ī		0	Residential Designations	The Vicarage,
			Adjacent Designations: Residential			Map	Vigo Lane, Harraton,
High Impact – significant mitigation required			ons:			A	Harraton,
Site (LGS) Are there any species/habita site? Wildlife Corrid Would the development of the site impact upon the connectivity of habitats?	Category 2: Constraints	Biodiversity Category 1: Significant Constraints	Cumulative Impacts School capaci				Is the site in the
Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor opment of the the abitats?	Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI)	tive Impacts School capacity			Green Belt Separation	n the Green Belt?
ected nt to the	re n n ✓	sites on Area ervation					YES 🗆
Zero/Low Impact - no or minimal mitigation required		Evidence of priority		 4. Preserve the special & separate characteristics historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for developmer then his will be undertaken through the Local Plaprocess in a manner which would be contrary to assisting the regeneration of the urban area. 	encroachment? 3. Prevent merging of Sunderland with Tynes Washington, Houghton-le-Spring and Seahan the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	Would development on this site imparthe five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-u 2. Safeguard the countryside from further	Brownfield % Urban?
Medium Impact - mitigation required		priority species roosting in area.		4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further	100 Greenfield % Urban fringe?
- High Impact – significant mitigation required		ä				Impact	Open countryside?
t – mitigation						No impact	le?

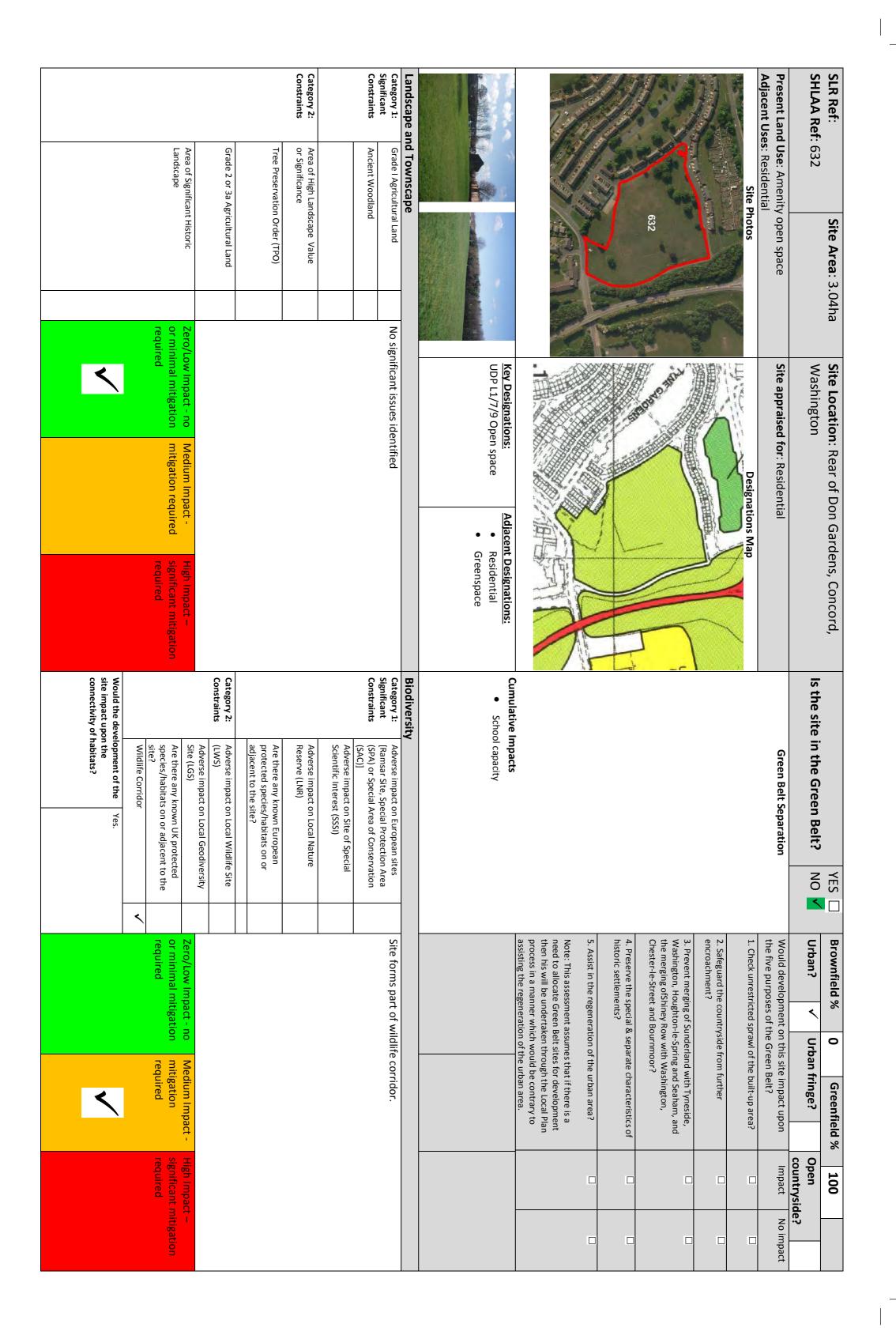


Category 1: Heal Significant CON Constraints Elect Category 2: HSE Constraints Mine mini	Gen Und Stee	Site Pred Topography		Category 2: Floor Constraints Vuln Surfa with Surfa with Surfa with Surfa Critic		Flooding	Arch pote	Category 2: Grad Constraints Cons	Grac Builc	Wor	Category 1: Sche Significant (+ 50 Constraints	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	Gentle Slope Undulating Steep Slope	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)		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 Medium Impact - or minimal mitigation mitigation required		No significant issues identified.		Zero/Low Impact - no or minimal mitigation mitigation required	Low incidence potential of groundwater flooding.		Zero/Low Impact - no				Does the site have any historical or archaeological significance?	
High Impact – significant mitigation required				High Impact – significant mitigation required	JB:		High Impact – significant mitigation required				significance?	
Site forms par	How many jobs could the site proving Site Appraisal Conclusion	What is considere How many homes		Local health and d centrally concentr	Is there road capacity for si Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pul community opportunities?	Infrastructure	Public Right of (cycleway/ footpat Green Infrastrusthe proposed development site designated as open space or playing fields?	,	Category 2: Constraints		Category 1: Significant Constraints	Green Infrastructure
Site forms part of the Green Belt.	How many jobs could the site provide for? Site Appraisal Conclusion	What is considered suitable on the site? Golf Course How many homes could be provided? 54 20d		Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	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 velopment site r space or playing	Natural greenspace Allotment	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Historic Park or Garden (EH List) Village Green	ructure
		ourse 20dpha	L		or letwork,		Zer or i		<	Ga	The out Infi	
Site is considered suitable for development			ı	Zero/Low Impact - no or minimal mitigation required	Access from Stone Cellar Road, may require contribution from developer. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) wirequire further expansion of at least one existing primary school.		Zero/Low Impact - no or minimal mitigation required			Gateshead.	The site provides a practice hole for the Golf Course, so acts as outdoor sports facilities. It also forms part of a strategic Green Infrastructure corridor west-east between Washington and	
Site is considered potentially suitable for development				Medium Impact - mitigation required	Stone Cellar Road, may require contribution from y of schools in Washington are at or near capacity. I that any new development in the Washington area y sites in Washington Central and Washington West her expansion of at least one existing primary schools.		Medium Impact - mitigation required				lice hole for the Golf It also forms part of rest-east between W	
Site is not considered suitable for development				High Impact – significant mitigation required	Access from Stone Cellar Road, may require contribution from developer. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.		High Impact – significant mitigation required				Course, so acts as ⁻ a strategic Green ashington and	

__|

			Category 2: Constraints		Significant Constraints	Category 1:										Present Land Use: Adjacent Uses: Ho	SHLAA Ret:	SLR Ref:
Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape or Significance		Ancient Woodland	Category 1: Grade Agricultural Land	nd Townsons					· ·				d Use : House es : Housing and school	: 595	
Historic	cultural Land	Order (TPO)	cape Value			al Land									otos	school		Site Area: 0.21ha
Zero/Low or minim required		•			support Site incl	The san				7				9/1				
Zero/Low Impact - no or minimal mitigation required					s the view that udes Tree Pres	dstone vernaci		Key Designations: UDP EN10 White Land B5 Proposed Conservation Area		13	-				1	Site appraised for:	Springwell Village,	Site Location
Medium Impact mitigation requi					supports the view that the area is of higher landscape value. Site includes Tree Preservation Orders.	ular of the villa		<u>ite</u> Land ionservation		Sprii		5555 A. 65			Design	d for:		
- ired					higher landscaps.	ge (a proposed		Adjacent Designations:		ngwell			7	X	Designations Map	Residential	Washington	se, Albion Terrace,
High Impact – significant mitigation required					e value.	The sandstone vernacular of the village (a proposed Conservation Area)		<u>t Designations:</u> School Residential		Village			TO I		- 10 M			errace,
	Category 2: Constraints						Diodinos	Cumulative Impacts School capaci	ļ	in any and a		286	and a contract of	- Agent	D		Is the sit	•
Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor Would the development of the site impact upon the connectivity of habitats? No.	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]			tive Impacts School capacity								Green Belt Separation	Is the site in the Green Belt?	
nt to the	ife Site liversity	or •	re	cial	on Area rvation	sites											Z	YES 🗆
zero/Low Impact - no or minimal mitigation required			I			Site is in vici			process in a ma assisting the re	Note: This asse need to allocat then his will be	5. Assist in the	4. Preserve the special historic settlements?	3. Prevent mery Washington, Ho the merging of Chester-le-Stre	2. Safeguard the encroachment?	1. Check unrest	Would develo	Urban?	Brownfield %
					7	nity of ponds a			process in a manner which would be contrary to assisting the regeneration of the urban area.	Note: This assessment assumes that if there is a need to allocate Green Belt sites for developme then his will be undertaken through the Local Pl	5. Assist in the regeneration of the urban area?	special & separat ents?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, ar the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	Safeguard the countryside from further encroachment?	ricted sprawl of t	Would development on this site imp the five purposes of the Green Belt?	✓ Urba	% 100
Medium Impact - mitigation required					7	Site is in vicinity of ponds and priority species.			d be contrary to 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	he urban area?	4. Preserve the special & separate characteristics of historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	m further	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Urban fringe?	Greenfield %
High Impact – significant mitigation required					!	es.										Impact	Open countryside?	0
nitigation																No impact	e;	

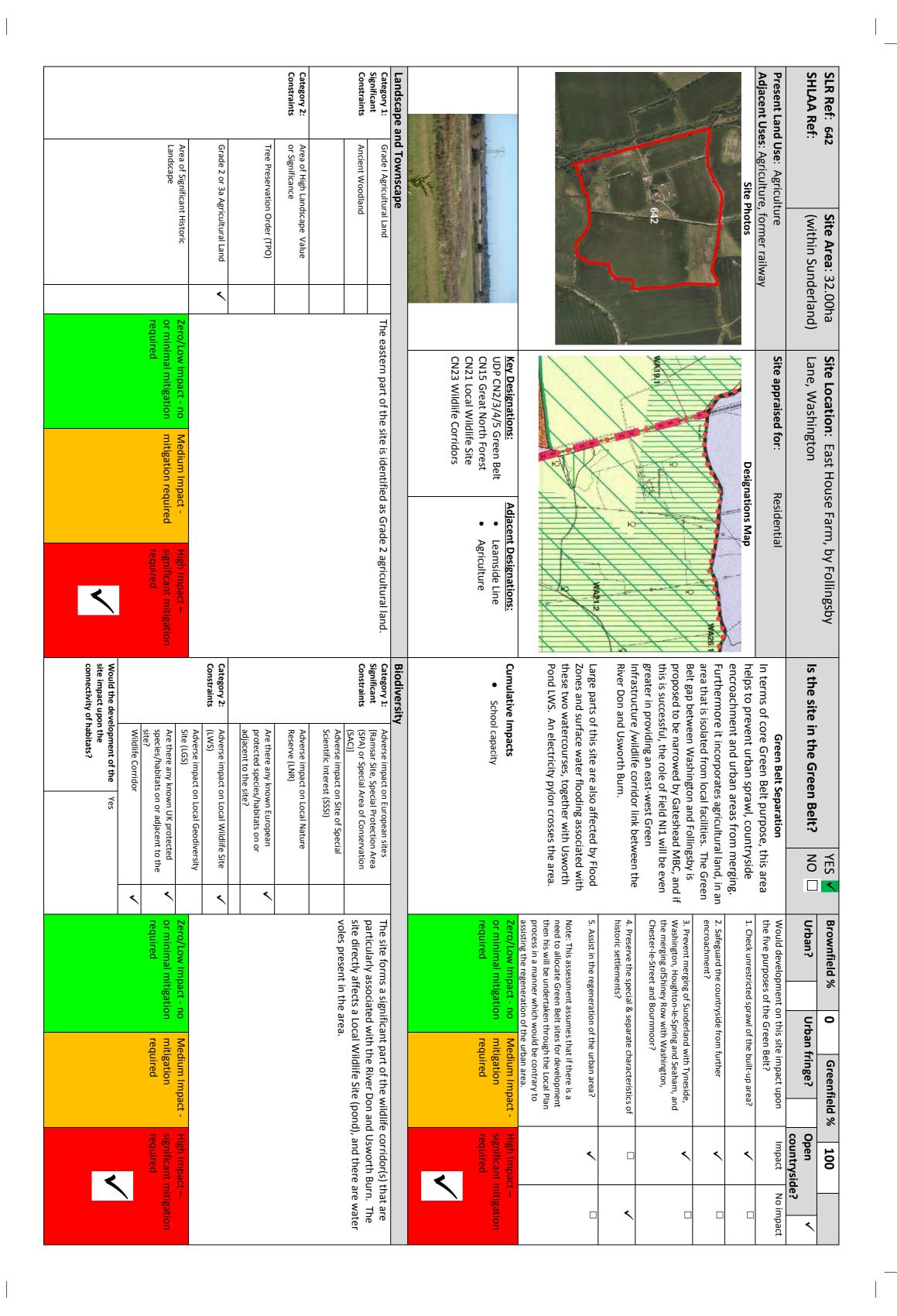
Historic Environment and Culture		0	Green Infrastructure		
Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints	Does the site have any historical or archaeological si Local archaeological value.	logical significance?	Category 1: Historic Park or Garden (EH List) Significant Constraints Village Green	No significant issues identified.	ntified.
World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard		
Grade I/Grade II*Listed Building/Structure		0.0	Category 2: Public Open Space/Playing Field/Play Constraints Area	V	
Constraints Grade II Listed Building/Structure			Natural greenspace		
Conservation Area			Allotment		
Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation mitigation required	High Impact – significant mitigation required	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - High Impact - mitigation significant mitigation required
	<		Is the proposed development site designated as open space or playing fields?	<	
Flooding		_	Infrastructure and Services		
Category 1: Flood Risk Zone 3B (Functional Significant Floodplain)	Site is partly affected by 1:100 incidence surface incidence potential of groundwater flooding.	surface water flooding. Low ling.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Suitable for small resider improvements and adop	Suitable for small residential development with junction improvements and adoptable layout, or extra-care facility with private access road
Flood Risk Zone 3A (High Vulnerability)		0 = < 0 =	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	twork,	The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.
Category 2: Flood Risk Zone 2(Medium Constraints Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required required	High Impact – Lighting significant mitigation crequired	Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	d to be	Medium Impact - High Impact - significant mitigation required required
Surface Water Flooding – % of land within 1 in 30 incidence (high)					
	10%				
ng – % of land ence (less)	15%				
Source Protection Zone					
Ground Conditions & Contamination		5	Suitability and Deliverability		
Site Predominantly Flat	No significant issues identified.		What is considered suitable on the site? Residential	ntial	
Topography		T - 1	How many homes could be provided? 28	133dpha (flats)	
Gentle Slope Undulating			How many jobs could the site provide for?		
Steep Slope		10	Site Appraisal Conclusion		
		L			
Category 1: Health & Safety Executive (HSE) Significant COMAH Development Proximity or			Site granted planning permission for residential	tial Site is considered	Site is considered Site is not considered
Constraints Inner Zone Electricity Pylon (+ 10m buffer zone)	required	required		development	suitable for
Category 2: HSE COMAH Middle or Outer Zone					
Constraints Landfill sites, Contaminated land	<			<	
Minerals Legacy (quarries and coal mining)					
Minerals Safeguarded Area High Voltage electricity line(+10m)					
buffer zone)					



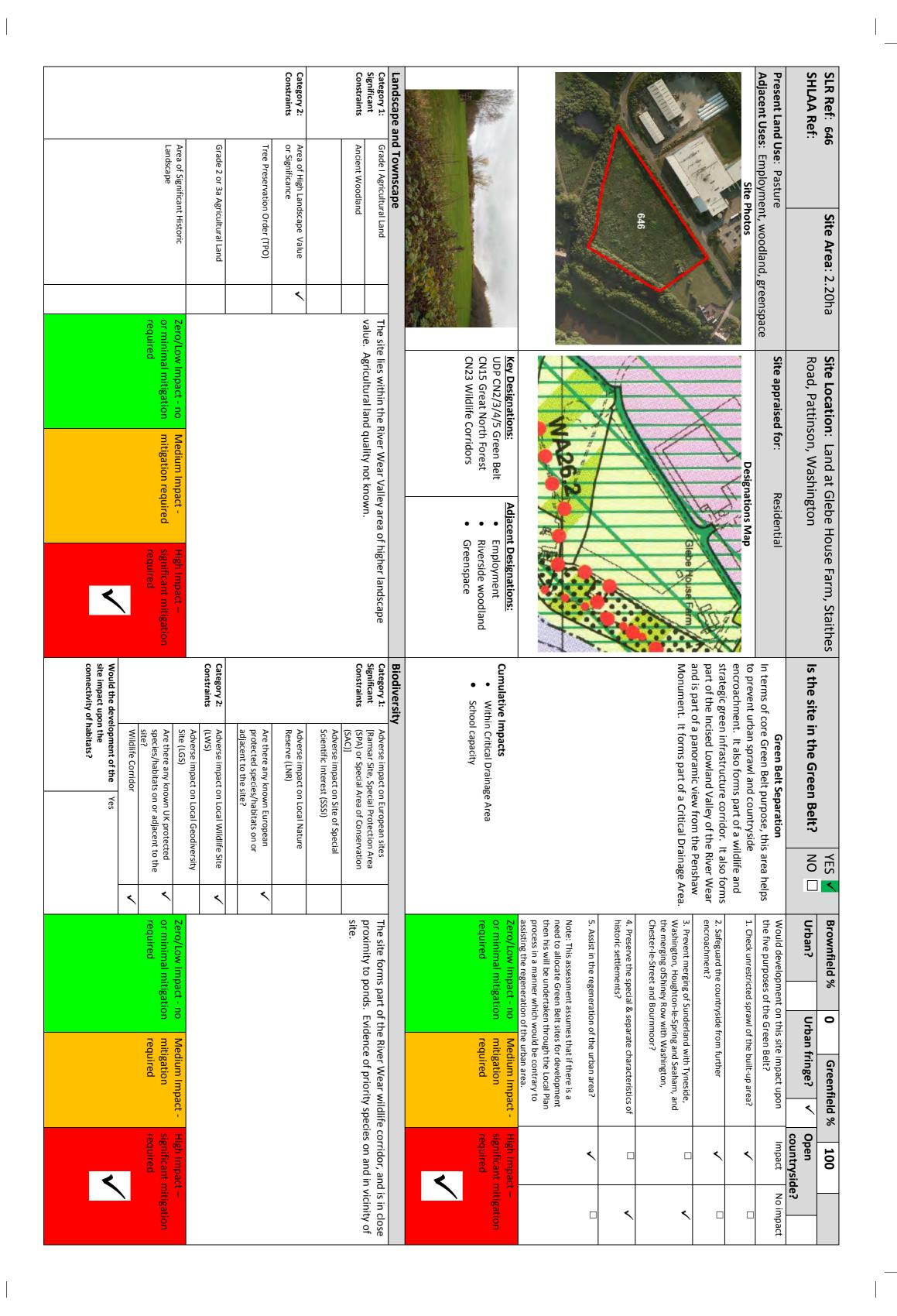
Historic Environment and Culture		Gree	Green Infrastructure		
Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints	Does the site have any historical or archaeological significance? Former Usworth Colliery railway siding.	nificance? Category 1: Significant Constraints	raints Historic Park or Garden (EH List) Village Green	Development of the site designated open space. Infrastructure corridor ru	Development of the site would result in loss of substantial area of designated open space. The site also forms part of a narrow Green Infrastructure corridor running alongside the A195.
World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard		
Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play aints Area	<	
Category 2: Grade II Listed Building/Structure			Natural greenspace		
Conservation Area			Allotment		
Archaeological Site (Known & ✓ potential)	Zero/Low Impact - no	High Impact – significant mitigation required	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact -High Impact -mitigationsignificant mitigationrequiredrequired
	<		Is the proposed development site designated as open space or playing fields?		
Flooding		Infras	Infrastructure and Services		
Category 1: Flood Risk Zone 3B (Functional Significant Floodplain)	Eastern edge of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	e water	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Potential access from so requirements. Link to P	Potential access from south subject to junction spacing and visibility requirements. Link to Public Right of Way to the east.
Flood Risk Zone 3A (High Vulnerability)		Is there site req 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?		The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.
Category 2: Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	High Impact – significant mitigation required	Close proximity to Concord.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - High Impact - mitigation significant mitigation required
Surface Water Flooding – % of land <5%					
Surface Water Flooding – % of land	*				
within 1 in 100 incidence (medium) Surface Water Flooding – % of land	c	<			<
within 1 in 1000 incidence (less)	***				
Critical Drainage Area Source Protection Zone					
Ground Conditions & Contamination		Suita	Suitability and Deliverability		
Site Predominantly Flat	No significant issues identified.	What is	? Resider	tial	
		How m	60	26dpha	
Gentle Slope		How m	How many Jobs could the site provide for?		
Undulating		Site A	Site Appraisal Conclusion		
		טונפ	Applaisal colleusion		
	Zero/Low Impact - no Medium Impact -	High Impact – Poten	Potentially suitable for development	Site is considered	Site is considered Site is not considered
Significant COMAH Development Proximity or	al mitigation mitigation required	significant mitigation		suitable for	potentially
	required	required		development	suitable for development development
Constraints Landfill sites, Contaminated land	<				
Minerals Legacy (quarries and coal mining)					<
Minerals Safeguarded Area					
buffer zone)					

		Category 2: Constraints	Category 1: Significant Constraints	Landscape and Townscape						100	Present Land Adjacent Use:	SLR Ref: SHLAA Ref: 633
Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	Grade I Agricultural Land Ancient Woodland	d Townscape	7		633			Site Photos	Present Land Use: Amenity open space Adjacent Uses: Residential and open space	
	:ultural Land	cape Value Order (TPO)		-						otos	ppen space nd open space	Site Area: 0.75ha
Zero/Low Impact - no or minimal mitigation mitired			No significant issues identified.		Key Designations: UDP L1/7/9 Open space						Site appraised for: Residential	Site Location: Bonemill Lan Washington
Medium Impact - Hig mitigation required sig rec			ď.		Ad		\			Designations Map	Residential	onemill Lane, Rickleton,
High Impact – significant mitigation required					ial d			图当				eton,
Site (LGS) Are there any species/habita site? Wildlife Corrid Would the development of the site impact upon the connectivity of habitats?	Category 2: Ac	Ar Re	Category 1: Ac Significant [R Constraints (S) Ac Ac Sc	Biodiversity	Cumulative Impacts School capacity						0	Is the site in
Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor opment of the the abitats?	protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Adverse impact on Local Nature Reserve (LNR) Are there any known European	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI)		Pacts apacity						Green Belt Separation	Is the site in the Green Belt?
ted to the	e Site		Area vation al									YES 🗆
Zero/Low Impact - no or minimal mitigation required			No significant issues identified.			5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for 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 & shistoric settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Brownfield % Urban?
Medium Impact - mitigation required			identified.			regeneration of the urban area? ssment assumes that if there is a Green Belt sites for development undertaken through the Local Plan nner which would be contrary to generation of the urban area.	special & separate characteristics of ents?	nderland with Tyneside, -Spring and Seaham, and v with Washington, rnmoor?	ide from further	wl of the built-up area?	this site impact upon Green Belt?	O Greenfield % Urban fringe?
High Impact – significant mitigation required											Impact	% 100 Open countryside?
itigation											No impact	2

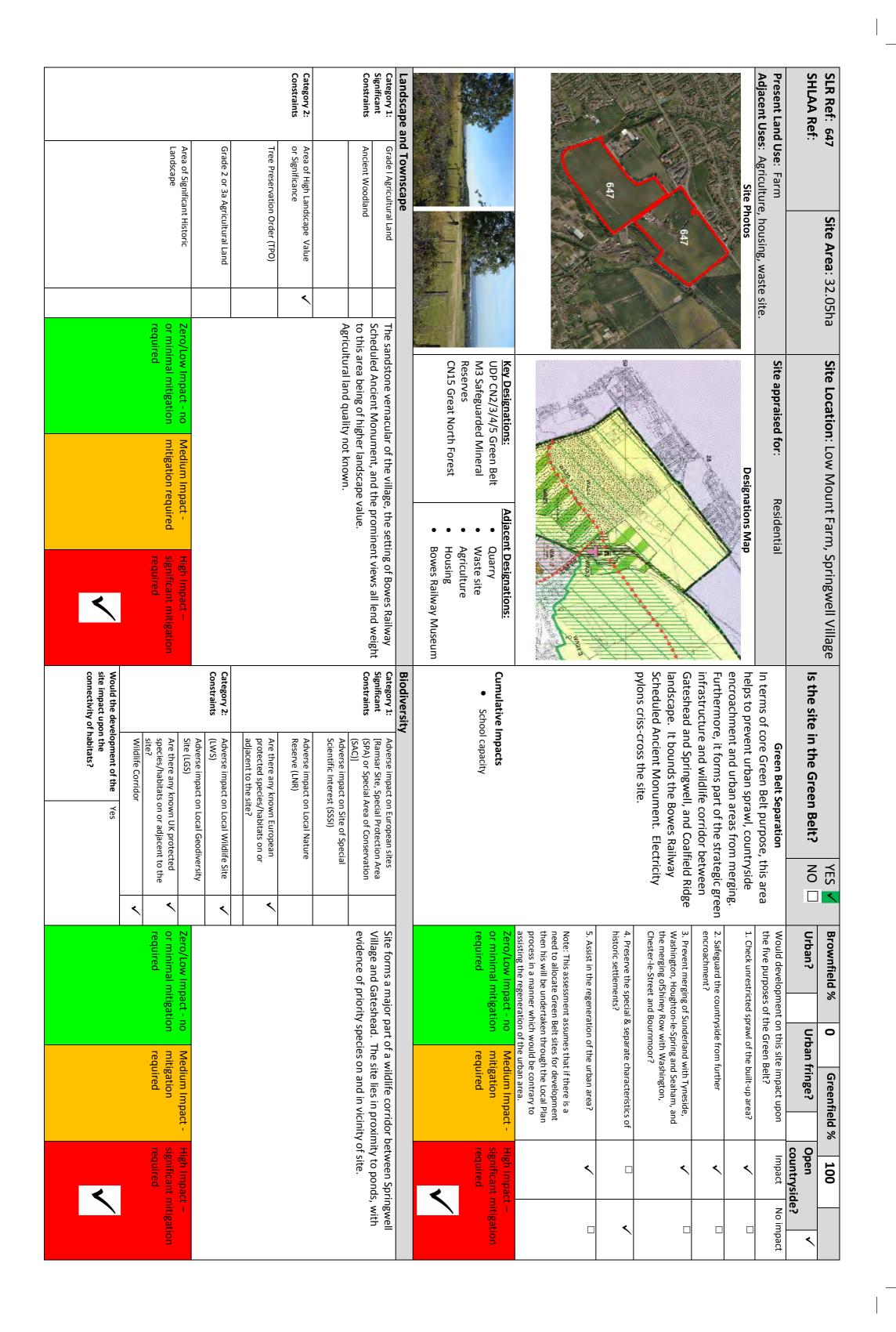
Category 1: Significant Constraints Category 2: Constraints	Ground Col Site Topography	Category 2: Constraints	Flooding Category 1: Significant Constraints	Category 2: Constraints	Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	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)	Category 1: Significant Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
zero/Low Impact - no or minimal mitigation mitigation required	No significant issues identified.	or minimal mitigation mitigation required	Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation mitigation required	Does the site have any historical or archaeological sig Yes, brickfield adjacent to colliery in mid-19 th Century.
High Impact – significant mitigation required		High Impact – significant mitigation required	. oʻa	High Impact – significant mitigation required	blogical significance? ^h Century.
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	Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	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?	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 Area
Site is considered suitable for development development		zero/Low Impact - no	Land would need to be ac of roundabout. Suitable t layout. The majority of schools ir anticipated that any new (particularly sites in Wash require further expansion	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required	Site forms part of a Green Infrastructure corridor that links southwards towards the River Wear. Site is currently designated as public open space, but is a small part of a much wider area of open space and is clearly separated from remainder of open space by tree belt.
Site is not considered suitable for development		High Impact – significant mitigation required	on of fourth-arm to north ate with adoptable road at or near capacity. It is he Washington areand Washington West) will xisting primary school.	High Impact – significant mitigation required	orridor that links is currently designated as nuch wider area of open ider of open space by tree



Envi			rastrı	cture	-			
Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints	Does the site have any historical or archaeological si Local archaeological significance.	logical significance?	Category 1: H Significant Constraints	Historic Park or Garden (Eн ust) Village Green	H List)	The site forms a key Green Infrastructure junction, with corridors leading north, south and westwards. The Local Wildlife Site provides natural greenspace, and the site also incorporates a public right of way.	ns a key Green Infrastructure junction, with corridors lead and westwards. The Local Wildlife Site provides natural and the site also incorporates a public right of way.	te provide
				age Ci ee:		Bleelispace, alla tile site at	אס וווכטו שטו מוכיז מ המצייו	ر ـ الأراد د ـ الأراد
World Heritage Site & Setting (+ candidate)				Cemetery / Churchyard		1		
Grade I/Grade II*Listed Building/Structure			Category 2: F	Public Open Space/Playing Field/Play Area	eld/Play	1		
Category 2: Grade II Listed Building/Structure			_	Natural greenspace	<			
Conservation Area				Allotment		ı		
Archaeological Site (Known &	Medium Impac	High Impact –	~ =	Public Right of Way	4	Zero/Low Impact - no	Medium Impact -	High Impact –
porcinal	required mitigation mitigation required	required		Green Infrastructure corridor	dor	or minimal mitigation required	mitigation required	required
	<		Is the proposed development site designated as open space or playing fields?	lopment site No. pace or playing				
Flooding			Infrastructure and Services	nd Services				
Category 1:Flood Risk Zone 3B (FunctionalSignificantFloodplain)	A large proportion of the site lies within Don and Usworth Burn, and further area	the Flood Zones of the River	Is there road capacit	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site		Leamside line to the west (potential light / heavy rail use) Highway access to north from Follingsby Lane via Gateshead / South	t (potential light / he from Follingsby Lane	avy rail u via Gate
	incidence surface water flooding. Low in	e potential of	requirements?			Tyneside LA. Proximity to IAMP business park development.	o IAMP business park	k develop
Flood Risk Zone 3A (High Vulnerability)		-	Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	l road network, on and	The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	y of schools in Washington are at or near capacity. I that any new development in the Washington area y sites in Washington Central and Washington West her expansion of at least one existing primary schools.	or near conwashing Washingt Washingt ting prima
Category 2: Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding V	Zero/Low Impact - no or minimal mitigation mitigation required	High Impact – significant mitigation required	Remote from facilities.	is,		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) Curfoc Water Flooding % of land	% %	<						
Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	%							
Source Protection Zone								
Dradominative Flat	5.		Suitability and Deliverability	Deliverability	Agriculture			
Site Predominantly Flat Topography	The site is affected by two pylon routes.		What is considered suitable on the site?	uitable on the site?	⊢ Ci			
			How many nomes could be provided:	the site provided?	480 Zuapna			
Undulating			How many Jobs coun	now many Jobs could the site provide for r				
Steep Slope			Site Appraisal Conclusion	onclusion				
	no	High Impact –	Site forms part o	f the Green Relt		Site is considered	Site is considered	Site is
Category 1: Health & Safety Executive (HSE) Significant COMAH Development Proximity or	or minimal mitigation mitigation required	High Impact –	Site forms part of the Green Belt.	f the Green Belt.		Site is considered	Site is considered	Site is not considered
Constraints Inner Zone Electricity Pylon (+ 10m buffer zone)		required				development	suitable for development	development
Constraints Landfill sites, Contaminated land								
Minerals Legacy (quarries and coal mining)		<						
Minerals Safeguarded Area								
High Voltage electricity line(+10m buffer zone)								



Green Infrastricate Category 1: Significant Constraints Category 2: Category 2: Constraints	Green Infrastructure Category 1: Significant Constraints Category 2: Category 2: Category 2: Area Public Open Space/Playing Field/Play Area Allotment Public Right of Way (cycleway/ footpath/bridleway)	Green Infrastructure Category 1: Significant Constraints Cemetery / Churchyard Category 2: Category 2: Category 2: Area Allotment Public Right of Way Cycleway/ footpath/bridleway) Category 1: The site forms part of the Right o
Category 1: Significant Constraints Category 2: Category 2: Constraints	Category 1: Significant Constraints Category 2: Category 2: Constraints Category 2: Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site No	Category 1: Significant Constraints Category 2: Category 2: Constraints Category 2: Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor Is the proposed development site No
	or Garden (EH List) Churchyard Churchyard Chace/Playing Field/Play Space Space Space Space Space Space No. No. Repertation?	r Garden (EH List) urchyard ce/Playing Field/Play ce/Playing Field/Play ce/Playing Field/Play ce/Playing Field/Play ace No.



Category 1: Health & Safety Executive (HSE) Significant COMAH Development Proximity or Inner Zone Category 2: HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal	Ground Conditions & Contamination Site Predominantly Flat Topography Gentle Slope Undulating	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 (less) Critical Drainage Area Source Protection Zone	Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Category 2: Grade II Listed Building/Structure Constraints Conservation Area Archaeological Site (Known & potential)	Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure
tive (HSE) Proximity or m buffer zone) r Outer Zone nated land	nination	dium g —% of land ce (high) g — % of land g — % of land rce (medium) g — % of land	Inctional Igh	g/Structure	not designated) 🗸 Setting (+
Zero/Low Impact - no or minimal mitigation required	Sloping site. The western part of the Fa Safeguarded Area. Pylons cross the site quarry spoil and inert landfill.	Zero/Low Impact - no or minimal mitigation required	The site is affected in pla (according to landowner River Don). Low incidence	Zero/Low Impact - no or minimal mitigation required	Does the site have any hist The site bounds Bowes Rail archaeological significance. Springwell Village, a former
Medium Impact - Himitigation required significant required records and the state of	. 31	Medium Impact - Himitigation required si	The site is affected in places by 1:30 incidence surface water flooding (according to landowner, the area includes the original source of the River Don). Low incidence potential of groundwater flooding.	Medium Impact - Herigation required si	Does the site have any historical or archaeological significance? The site bounds Bowes Railway Scheduled Ancient Monument. Other local archaeological significance. Site within wider landscape setting of the historic Springwell Village, a former colliery village and proposed conservation area.
High Impact – significant mitigation required	rm is identified as a Minerals . Part of the site comprises old	High Impact – significant mitigation required	ace water flooding inal source of the r flooding.	High Impact – significant mitigation required	ficance? Jiment. Other local setting of the historic conservation area.
Site forms part of the Green Belt.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide fo	Partial access to Wrekenton.	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 greensp: Allotment Public Right of (cycleway/ footpate) Green Infrastru Is the proposed development site designated as open space or playing fields?	Category 1: Historic Significant Constraints Village Cemete Category 2: Public O Constraints Area
f the Green Belt.	Suitability and Deliverability What is considered suitable on the site? Agriculture How many homes could be provided? 480 20c How many jobs could the site provide for? Total conclusion	kenton.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Allotment Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor elopment site space or playing	Historic Park or Garden (EH List) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
	20dpha		for network,	< <	аy
Site is considered suitable for development		Zero/Low Impact - no or minimal mitigation required	Traffic impact to be considered with trips split between Gateshead to north and through Springwell Village centre to the south. Northbound traffic will mix with HGV traffic from Springwell Quarry. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Zero/Low Impact - no or minimal mitigation required	The site forms a strategic Green Infrastructure corridor between Springwell Village and Gateshead. Public rights of way flank the
Site is considered potentially suitable for development		Medium Impact - mitigation required	sidered with trips split ringwell Village centre nix with HGV traffic fr n Washington are at c r development in the ' hington Central and V n of at least one existi	Medium Impact - mitigation required	c Green Infrastructure ateshead. Public righ
Site is not considered suitable for development		High Impact – significant mitigation required	between Gateshead to the south. om Springwell Quarry. or near capacity. It is Washington area Vashington West) will ing primary school.	High Impact – significant mitigation required	rms a strategic Green Infrastructure corridor between Village and Gateshead. Public rights of way flank the site.

							Category 2: Constraints		Significant Constraints	Category 1:	Landscape and Townscape							Present Land Adjacent Use	SHLAA Ref: 650	SLR Ref:
		Lalluscape	Area of Significant Historic	Grade 2 or 3a Agri		Tree Preservation Order (TPO)	Area of High Landscape or Significance		Ancient Woodland	Grade I Agricultural Land	d Townscape				650		Site Photos	Use : Playing fi s : Residential a	650	
			Historic	Agricultural Land		Order (TPO)	cape Value			al Land					Market Line		otos	Present Land Use: Playing fields/open space Adjacent Uses: Residential and amenity greenspace		Site Area: 1.98ha
~		or minimal mitigation required	Zero/Low Impact - no							No significa		L7 S						space Site		
										No significant issues identified.		Key Designations: UDP EN10 White Land L7 School playing fields			3	No.		e appraised for:		Site Location: Dame Margaret Field, Washington
		mitigation required	Medium Impact -							ed.		· · · · · · · · · · · · · · · · · · ·				置	Designations N			ame Margar
			High Impact -									 Adjacent Designations: Amenity greenspace Residential 			Manufin Li		Map			et Field, Was
		significant mitigation required	ct –		1							pace								hington
site impact upon the connectivity of habitats?	Would the develo		(A)	Category 2:	<u> </u>	, ,	-F -F	S F	Significant (••	Biodiversity	• Within Critical E • School capacity							Is the site in the	
ats?	Wildlite Corridor	Are there any known UK protected species/habitats on or adjacent to the site?	Site (LGS)	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	adjacent to the site?	Are there any known European	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	[Kamsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	Adverse impact on European sites		tive Impacts Within Critical Drainage Area School capacity						Green Belt Separation	the Green Belt?	
		ected ent to the		diversity		an	ure	ecial	ervation	sites									NO <	YES
		or minimal mi required			1 1					Evidence of p			Note: This assessment assumes that if there is a need to allocate Green Belt sites for developmen then his will be undertaken through the Local Plaprocess in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, ar the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	Would development on this site imp the five purposes of the Green Belt?	Urban?	Brownfield %
		mitigation m								riority species			generation of the generation of the generation of the mertaken through the generation of the generatio	pecial & separat	ng of Sunderland Ighton-le-Spring Iiney Row with V I and Bournmool	countryside fror	cted sprawl of th	ment on this si es of the Greer	✓ Urbar	0
<		mitigation required	Medium Impact -							priority species roosting in the area.			Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	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?	n further	he built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Urban fringe?	Greenfield %
		significant mitigation required								area.								Impact	Open countryside?	% 100
		mitigation	Î															No impact	e?	

Category 2: Constraints	Category 1: Significant Constraints			Topography	Site	Ground Con		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 Electricity Pylon (+ 10m buffer zone)	Undulating Steep Slope	Gentle Slope		Site Predominantly Flat	ditions & Contamination	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Flood Risk Zone 3A (High Vulnerability)	Flood Risk Zone 3B (Functional Floodplain)		Archaeological Site (Known & potential)	Grade II Listed Building/Structure Conservation Area	Grade I/Grade II*Listed Building/Structure	Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints
~	Zero/Low Impact - no			C	No significant issues identified.			Zero/Low Impact - no Medium Impact or minimal mitigation mitigation required		Site is located in Critical Drainage Area. N groundwater flooding.		Zero/Low Impact - no or minimal mitigation mitigation required			Does the site have any historical or archaeological signific. Site lies adjacent to Washington Village Conservation Area.
	ired significant mitigation required	Sit	Ном	Ном	Wha	2		t - High Impact – significant mitigation required	Is the site What local com	Medium incidence potential of sth	Inf	t- High Impact – significant mitigation required Is the part of t		Cat	ance?
	Potentially suitable for development.	Site Appraisal Conclusion	How many jobs could the site provide for?		What is considered suitable on the site? Residential	tability and Dolivorability			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? Yes, full site provides sports fields, plus natural and amenity greenspace.	Natural greenspace Allotment	Category 2: Public Open Space/Playing Field/Play Area	Category 1: Historic Park or Garden (EH LIST) Significant Constraints Village Green
				20dpha	ential			Zer or i	etwork,	✓ Pot		des	<	ay <	Site
	Site is considered suitable for development							Zero/Low Impact - no or minimal mitigation required	The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) wirequire further expansion of at least one existing primary school.	Potential access from Station Road subject to junction spacing and visibility requirements.		Zero/Low Impact - no or minimal mitigation required			Site is currently used as sports field / amenity greenspace / natural greenspace.
<	Site is considered potentially suitable for development							Medium Impact - mitigation required	y of schools in Washington are at or near capacity. I that any new development in the Washington area / sites in Washington Central and Washington West her expansion of at least one existing primary schools.	ation Road subject to		Medium Impact - mitigation required			sports field / amenity
	Site is not considered suitable for development						<	High Impact – significant mitigation required	The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	junction spacing and		High Impact – significant mitigation required			greenspace / natural

				Category 2: Constraints		Significant Constraints	Category 1:	l andscapa a				>>>					Present Lan Adjacent Us	SHLAA Ref:	
	Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape Value or Significance		Ancient Woodland	Category 1: Grade Agricultural Land	nd Townscape						7007		Site Photos	Present Land Use: Vacant employment land Adjacent Uses: Hotels, motorway, woodland	ef: Site Area: 0.42ha	2
<	Zero/Low Impact - no Medium Impact or minimal mitigation mitigation required						No significant issues identified.			UDP WA1.15 Employment land	Key Designations:					Design	Site appraised for: Empl	of Hotels	
	act - High Impact – significant mitigation required								 Natural Greenspace 	• • •	Adjacent Designations:			i de la companya de l		Designations Map	nployment use	Emerson Ind Estate, Plot 2, north	
Would the development of the site impact upon the connectivity of habitats?	Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Category 2: Adverse impact on Local Wildlife Site Constraints (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	1	Category 1: Adverse impact on European sites	Biodiversity		 Within Critical Drainage Area 	Cumulative Issues						Green Belt Separation	Is the site in the Green Belt?	
		e Site ersity	-		<u>a</u>	tion												NO Y]
<	Zero/Low Impact - no or minimal mitigation required required					,	No significant issues identified.	_			C	Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	Safeguard the countryside from further encroachment?	 Check unrestricted sprawl of the built-up area? 	Would development on this site impact upon the five purposes of the Green Belt?	Urban?	•
	t - High Impact — significant mitigation required												of .					Open countryside?	

Historic Env Category 1: Significant Constraints	Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated) Constraints	Does the site have any historical or archaeologica Minor. An old waggonway crossed the site.	ogical significance? te.	Category 1: Historic Significant Constraints Village (ucture Historic Park or Garden (ен ust) Village Green	en (EH List			en (єн цst) Site is identified as providing natural greenspace
	World Heritage Site & Setting (+ candidate)			0	emetery /	Cemetery / Churchyard	' Churchyard	' Churchyard	' Churchyard
	Grade I/Grade II*Listed Building/Structure			Category 2: Proceedings of the Constraints Available of the Constraints of the Constraint	Public Op Area	ben Space/Playing Field/	Public Open Space/Playing Field/Play Area	ben Space/Playing Field/Play	ben Space/Playing Field/Play
Category 2:	Grade II Listed Building/Structure			Z	atura	Natural greenspace	l greenspace 🗸		
	Conservation Area			Þ	<u></u>	Allotment	tment	tment	tment
	Archaeological Site (Known & • potential)	 Zero/Low Impact - no or minimal mitigation mitigation required 	High Impact – significant mitigation required	ଉଚ୍ଚ ଅ		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	lleway) e corridor	Jablic Right of Way Zero/Low Impact - no Image: contract or violating violation or minimal mitigation or minimal minim	lleway) e corridor
		<		Is the proposed development site designated as open space or playing fields?	5 10	space or playing	ng No.	ng No.	ng No.
Flooding	-			Infrastructure and Services	ല	and Services	and Services	and Services	and Services
	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Critical Drainage Area, with low incidence potential of groundwater flooding.	vith low incidence potential	Is there road capa Is there water and requirements?	city	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?	<u> </u>	ommunity/health facility capacit cessibility of the site to local roaes, public transport, education a nities?	nity/health facility capacity for lilty of the site to local road network, blic transport, education and	twork,	twork,
	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no or minimal mitigation mitigation required	High Impact – significant mitigation required					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			-	3	-			
Site	Site Predominantly Flat	Pylon runs through site. The site lies in a Coal	Coal Referral Area.	What is considered	d Su	What is considered suitable on the site? Mix	d suitable on the site? Mixed uses	.5	.5
lopograpny				How many homes	6	How many homes could be provided?	could be provided?	could be provided?	could be provided?
	Undulating			How many Jobs cou) =	now many jobs could the site provide for r	id the site provide for r	id the site provide for r	id the site provide for r
	Steep Slope			Site Appraisal Conclusion	O	Conclusion	Conclusion	Conclusion	Conclusion
	Steep Slope			0.00	9				
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation mitigation required	High Impact – significant mitigation required	Allow for alternative uses		tive uses	tive uses	tive uses Site is considered suitable for development	
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m)		<						
	huffer zone)								

				Category 2: Constraints		Category 1: Significant Constraints	Landscape a			~ V *		1		Present Land U Adjacent Uses:	SLR Ref: 708 SHLAA Ref:
	Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape Value or Significance		Grade I Agricultural Land Ancient Woodland	Landscape and Townscape				708		F-100000	Present Land Use: Greenspace Adjacent Uses: Employment land	Site Area : 0.19ha
✓	Zero/Low Impact - no Me or minimal mitigation mit required					No significant issues identified.		Key Designations: UDP WA1.3 Employment land						Site appraised for:	Site Location:
	Medium Impact - mitigation required					ed.			7				Designations Map	: Employment land	Glover Ind Estate Plot 2, Tower
	High Impact – significant mitigation required							Adjacent Designations:Employment					d	ent land	Plot 2, Tower
Would the development of the site impact upon the connectivity of habitats		Category 2: / Constraints (0.5		12.7	Category 1: // Significant [Constraints (sity	Cumulative Issues							Is the site ir
pment of the No. the 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)]		ues						Green Belt Separation	Is the site in the Green Belt?
	ccted nt to the	ife Site iversity	or	re	cial	iites on Area rvation	-								NO Y
<	Zero/Low Impact - no or minimal mitigation required					No significant issues identified.			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 & shistoric settlements? 5. Assist in the regeneration		2. Safeguard the countryside from further encroachment?	 Check unrestricted sprawl of the built-up area? 	Would development on this site impact upon the five purposes of the Green Belt?	Brownfield % Urban? ✓
	Medium Impact - mitigation required					identified.			sumes that if there is a let sites for development in through the Local Plan would be contrary to of the urban area.	special & separate characteristics of nents?	nderland with Tyneside, -Spring and Seaham, and v with Washington, rnmoor?	ide from further	wl of the built-up area?	this site impact upon Green Belt?	100 Greenfield % Urban fringe?
	High Impact – significant mitigation required													Impact	% 0 Open countryside?
	nitigation													No impact	55

Category 2: Constraints	Category 1: Significant Constraints			Topography	Ground Co	,											Flooding					Category 2: Constraints			Constraints	Category 1: Significant
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) COMAH Development Proximity or Inner Zone	Undulating Steep Slope	Gentle Slope		Ground Conditions & Contamination Site Predominantly Flat	Source Protection Zone	Critical Drainage Area	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	within 1 in 100 incidence (medium)	Surface Water Flooding – % of land within 1 in 30 incidence (high)		Flood Risk Zone 2(Medium Vulnerability)		Flood Risk Zone 3A (High Vulnerability)	iocopianij	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)		Category 1: Scheduled Ancient Monument Significant (+ 50m buffer zone if not designated)
required	Zero/Low Impact - no				No significant issues identified.				<			Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required				Medium incidence potential of groundwater flooding.		<		Zero/Low Impact - no Medium Impact -						Does the site have any historical or archaeological significance?
required	High Impact – significant mitigation										required	High Impact – significant mitigation				ooding.			significant mitigation required	High Impact —						significance?
	Retain for employment	Site Appraisal Conclusion	How many jobs co	How many home:	Suitability an What is considered								What is the broad accessib local shopping services, pulcommunity opportunities?	Is there education/ site requirements?	Is there water and requirements?	Is there road capa	Infrastructur	Is the proposed development site designated as open space or playi fields?				1	Category 2: Constraints		Constraints	Category 1: Historic
	ployment	l Conclusion	How many jobs could the site provide for?	How many homes could be provided?	Suitability and Deliverability What is considered suitable on the site?								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 Yes designated as open space or playing fields?	(cycleway/ footpath/bridleway) Green Infrastructure corridor	Public Right of Way	Allotment	Natural greenspace	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Village Green	Historic Park or Garden (єн цst)
					Employment								local road network, ucation and	capacity for		on? 🗸		ç,	vay) orridor				ηg Field/Play ✓	۵		n (EH List)
development	Site is considered suitable for								<	<u> </u>	required	Zero/Low Impact - no or minimal mitigation	<u> </u>		industrial / commercial operation.			<	or minimal mitigation required	Zero/Low Impact - no						Site provides amenity
suitable for development	Site is considered potentially										required	Medium Impact - mitigation			operation.	t to junction spacing.			mitigation required	Medium Impact -						amenity greenspace,
development	Site										required	High Impact — significant mitigation				Parking required for			significant mitigation required	High Impact –						

	Category 1: Significant Constraints Category 2: Category 2:	Landscape and Townscape						Present Land U Adjacent Uses:	SLR Ref: 709 SHLAA Ref:
Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape	Grade I Agricultural Land Ancient Woodland Area of High Landscape Value or Significance Tree Preservation Order (TPO)	d Townscape				709	Site Filotos		
storic	pe Value	-						se: Vacant retail land Retail, food, dual carriageway	Site Area: 0.43ha
Zero/Low Impact - no or minimal mitigation required	No significan	-	UDP UDP			A SECOND		Site	
	No significant issues identified.		Key Designations: UDP EN10 White Land			- Salue		appraised for:	Site Location: Pe
Medium Impact - mitigation required	9.		Ad.	The same and the s	And the case the case the	Jon 201	Designations wap	Retail/E	el Retail Park
High Impact – significant mitigation required			 jacent Designations: Retail Garden centre Food and drink Dual carriageway 	The same of the sa			Trap	il/Employment land	Peel Retail Park (Glover) Plot 7
	Sig Co	B	¥	Shirt again and				nd	
Category 2: Constraints Constraints Constraints Constraints Adverse impace Site (LGS) Are there any species/habita site? Would the development of the site impact upon the connectivity of habitats?	Category 1: A Significant [F Constraints (S A A A P P au	sity	Cumulative Issues						the site in
Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor opment of the the abitats? No.	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?		les					Green Belt Separation	Is the site in the Green Belt?
diversity excted ent to the	sites fon Area ervation erial are an or	_							YES
Zero/Low Impact - no or minimal mitigation required	Evidence of priority species in the area.			Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plar process in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special & separate characteristinistoric settlements? 5. Assist in the regeneration of the urban area?		2. Safeguard the countryside from further encroachment?	the five purposes of the Green Belt?	Brownfield % Urban? ✓
Medium Impact mitigation required	y species in the			ssment assumes that if there is a Green Belt sites for development undertaken through the Local Plan nner which would be contrary to generation of the urban area.	special & separate characteristics of ents? egeneration of the urban area?	Sunderland with Ty n-le-Spring and Seal Row with Washington	ryside from further	t on this site impa the Green Belt?	100 Greer Urban fringe?
Impact -	area.			ere is a lopment ocal Plan rary to ea.	teristics of area?	neside, ham, and on,	, ,		nfield %
High Impact – significant mitigation required								Impact No	Open countryside?
gation								o impact	

Category 2: Constraints	Category 1: Significant Constraints			Topography	Site									Flooding				Category 2: Constraints			Constraints	Category 1:
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Steep Slope	Gentle Slope		Site Predominantly Flat	Source Florection Folia	within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land	Vulnerability) Groundwater Flooding	Flood Bick Topo 2000dium	Flood Risk Zone 3A (High Vulnerability)	Floodplain)	Flood Risk Zone 3B (Functional			Archaeological Site (Known & potential)	Conservation Area	Grade II Listed Building/Structure	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	(Category 1: Scheduled Ancient Monument
	Zero/Low Impact - no or minimal mitigation mitigation required				No significant issues identified.		%		or minimal mitigation mitigation required				Lower incidence potential of groundwater flooding.		<	 Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required 					NO.	Does the site have any historical or archaeological significance?
	High Impact – significant mitigation required								significant mitigation required				ding.			High Impact – significant mitigation required						significance?
	Suitable for alpark	Site Appraisal Conclusion	How many jobs co	How many homes	What is considere	Citabilita.				local shopping services, pul community opportunities?	Is there education/ site requirements?	Is there water and requirements?	Is there road capa	Infrastructur	Is the proposed development site designated as open space or playi fields?				Category 2: Constraints		Constraints	Category 1: Historic
	Suitable for alternative uses as part of the retail park	l Conclusion	How many jobs could the site provide for?	How many homes could be provided?	What is considered suitable on the site?					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	ng	(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)
	rt of the retail				Mixed uses					education and	lity capacity for	site	ation?		No.	leway) corridor			ying Field/Play	ard		den (єн _{List)}
	Site is considered suitable for development					I			or minimal mitigation required			provision to be considered based on proposed upon Spire Road / A1231 will need to be assessed.	✓ Site access from private shared use estate road. Car parking		<	Zero/Low Impact - no or minimal mitigation required						No significant issues identified
development	Site is considered potentially suitable for						<		mitigation required			red based on propo will need to be asse	shared use estate			Medium Impact - mitigation required						entified.
	Site is not considered suitable for development								significant mitigation required			be considered based on proposed use. Potential impact d / A1231 will need to be assessed.	road. Car parking			significant mitigation required						

					Category 2: Constraints		Significant Constraints	Category 1:	Landscape ar									Present Land Adjacent Use	SHLAA Ret:	SLR Ref: 710
	Landscape	Area of Significant Historic	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape or Significance		Ancient Woodland	Category 1: Grade Agricultural Land	nd Townscape	y Road				710			Site Photos	Present Land Use: Employment allocation Adjacent Uses: Employment land		
		Historic	cultural Land	Order (TPO)	cape Value			Land									otos	ent allocation land		Site Area: 0.26ha
<		Zero/Low Impact - no					0	No significant issues identified.	-	Land Key Designations: UDP WA1.2 Employment			ale					Site appraise	Crowther	
	mitigation requ	Medium Impact -						dentified.	_	yment		0			3		Designations Map	Site appraised for: Employment land	Crowther Industrial Estate, Washington	nort
	ired significant mitigation required	High Impact –								 Adjacent Designations: Employment land Greenspace Residential 		No.	No.		らい		ns Map	t land	Washington	h side of Crowther Rd,
Would the development of the site impact upon the connectivity of habitats?	Si Si A	Si	Category 2: A Constraints (L	ම ව ≯	₽ >	δ >		Category 1: A	Riodiversity	Cumulative Impacts • Within Critic		.	W.	Ohr land			10 mg		is the site in	-
oment of the No he pitats?	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)]	Adverse impact on European sites		tive Impacts Within Critical Drainage Area								Green Belt Separation	Is the site in the Green Belt?	
	ted to the	versity	fe Site	or -	CD .	ia	า Area vation	tes											NO	YES 🗆
<	or minimal mitig required	Zero/Low Impact - no					Q	No significant issues identified.			assisting the regeneration of the urban area.	Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan	5. Assist in the reger	4. Preserve the special & separate characteristics of historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Urban? v	Brownfield %
								sues identified	-		ration of the urb	ent assumes that en Belt sites for ertaken through	regeneration of the urban area?	ial & separate ch ?	of Sunderland wi ton-le-Spring and y Row with Wasl	untryside from fu	d sprawl of the b	ent on this site i of the Green Bo	Urban fringe?	100
	mitigation required	Medium Impact -					•				an area.	if there is a development the Local Plan	rban area?	naracteristics of	th Tyneside, I Seaham, and hington,	irther	uilt-up area?	impact upon elt?	ringe?	Greenfield %
	significant mitigation required	High Impact -																Impact	Open countryside?	0
	nitigation																	No impact	9?	

Category 2: Flood Risk Zone 2(Medium Constraints Flooding Wulherability) Flood Risk Zone 2(Medium Constraints Flooding -% of land Within 1 in 30 incidence (high) Surface Water Flooding -% of land Within 1 in 100 incidence (medium) Surface Water Flooding -% of land Within 1 in 100 incidence (medium) Surface Water Flooding -% of land Within 1 in 100 incidence (medium) Surface Water Flooding -% of land Within 1 in 100 incidence (medium) Surface Water Flooding -% of land Within 1 in 1000 incidence (medium) Surface Water Flooding -% of land Within 1 in 1000 incidence (medium) Surface Water Flooding -% of land Within 1 in 1000 incidence (medium) Surface Water Flooding -% of land Within 1 in 1000 incidence (medium) Surface Water Flooding -% of land Within 1 in 1000 incidence (medium) Surface Water Flooding -% of land Within 1 in 1000 incidence (medium) Surface Water Flooding -% of land Within 1 in 1000 incidence (medium) Surface Water Flooding -% of land Within 1 in 1000 incidence (medium) Surface Water Flooding -% of land Within 1 in 1000 incidence (medium) Surface Water Flooding -% of land Within 1 in 1000 incidence (medium) Surface Water Flooding -% of land Within 1 in 1000 incidence (medium) Surface Water Flooding -% of land Within 1 in 1000 incidence (medium) Surface Water Flooding -% of land Within 1 in 1000 incidence (medium) Surface Water Flooding -% of land Within 1 in 1000 incidence (medium) Surface Water Flooding -% of land Within 1 in 1000 incidence (less) Volume - Water Flooding -% of land within 1 in 1000 incidence (less) Volume - Water Flooding -% of land within 1 in 1000 incidence (less) Volume - Water Flooding -% of land within 1 in 1000 incidence (less) Volume - Water Flooding -% of land within 1 in 1000 incidence (less) Volume - Water Flooding -% of land within 1 in 1000 incidence (less) Volume - Water Flooding -% of land within 1 in 1000 incidence (less) Volume - Water Flooding -% of land within 1 in 1000 incidence (less) Volume - Water Flooding -% of land within 1 in 10	Historic En Category 1: Significant Constraints Category 2: Constraints Flooding Category 1: Significant Constraints	Category 1: Significant Constraints Constraints Category 2: Constraints Grade I/Grade II*Listed Building/Structure Constraints Conservation Area Archaeological Site (Known & potential) Flood Risk Zone 3A (High Vulnerability) Flood Risk Zone 3A (High Vulnerability)	Does the site have any historical or archaeological significance? No significant issues identified. Zero/Low Impact - no or minimal mitigation required required significan required significan required significan required significan required significan required required significan required required significan required significan required required required required significant issues identified.	ξ	High Impact – significant mitigation required	act – It mitigation	act – It mitigation	Green Infrastructure Category 1: Significant Constraints Constraints Constraints Cometery / Churchyard Cemetery / Churchyard Area Natural greenspace Allotment Public Open Space/Playing Field/Play Area Allotment Is the proposed development site designated as open space or playing fields? Is there road capacity for site traffic generation? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network for and	act – It mitigation
Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding — % of land within 1 in 30 incidence (nigh) 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 Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m Vulnerability Vulne(+10m	इ	Flood Risk Zone 3A (High Vulnerability)	0			requirements? Is there education/co	requirements? Is there education/community/health facili site requirements? What is the broad accessibility of the site to local shopping services, public transport, ecommunity opportunities?	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?	community/health facility capacity for accessibility of the site to local road network, ices, public transport, education and unities?
nd 10% No significant issues identified. Zero/Low Impact - no or minimal mitigation mitigation required me		% of land ligh) % of land % of land (medium)	zero/Low Impact - no or minimal mitigation required	Higi sigr reqi	High Impact – significant mitigation required	n Impact — iificant mitigation uired	r Impact – lificant mitigation uired	n Impact — ificant mitigation uired	Zero/Low Impact - no or minimal mitigation uired
Conditions & Contamination Predominantly Flat Predominantly Flat Predominantly Flat Predominantly Flat No significant issues identified. No significant issues identified. No significant issues identified. No significant issues identified. Vormining Impact - no or minimal mitigation required or minimal mitigation required Relectricity 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 Ography 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 Predominantly Flat V No significant issues identified. Zero/Low Impact - no or minimal mitigation mitigation required required Medium Impact - mitigation required required Minerals Landfill sites, Contaminated land Minerals Safeguarded Area High Voltage electricity line(+10m	round Co	nditions & Contamination		I		Suitability and	Suitability and Deliverability	Suitability and Deliverability	Suitability and Deliverability
Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	e pography	Predominantly Flat	No significant issues identified.			What is considered s How many homes co	What is considered suitable on the site? How many homes could be provided?	Employ 70	
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m Medium Impact - no or minimal mitigation required required required		Gentle Slope Undulating				How many jobs could Site Appraisal C	How many jobs could the site provide for? Site Appraisal Conclusion	How many jobs could the site provide for? Site Appraisal Conclusion	How many jobs could the site provide for? Site Appraisal Conclusion
COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m Minerals Safeguarded Area	Category 1:	Steep Slope Health & Safety Executive (HSE)		High Im	pact –				
	Category 1: Significant Constraints	afety Executive (HSI velopment Proxim Vylon (+ 10m buffer	v Impact - no lal mitigation	High Impact – significant mil required	High Impact – significant mitigation required		pact – Int mitigation Retain as employment land		
High voltage electricity line(+10m	Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area							

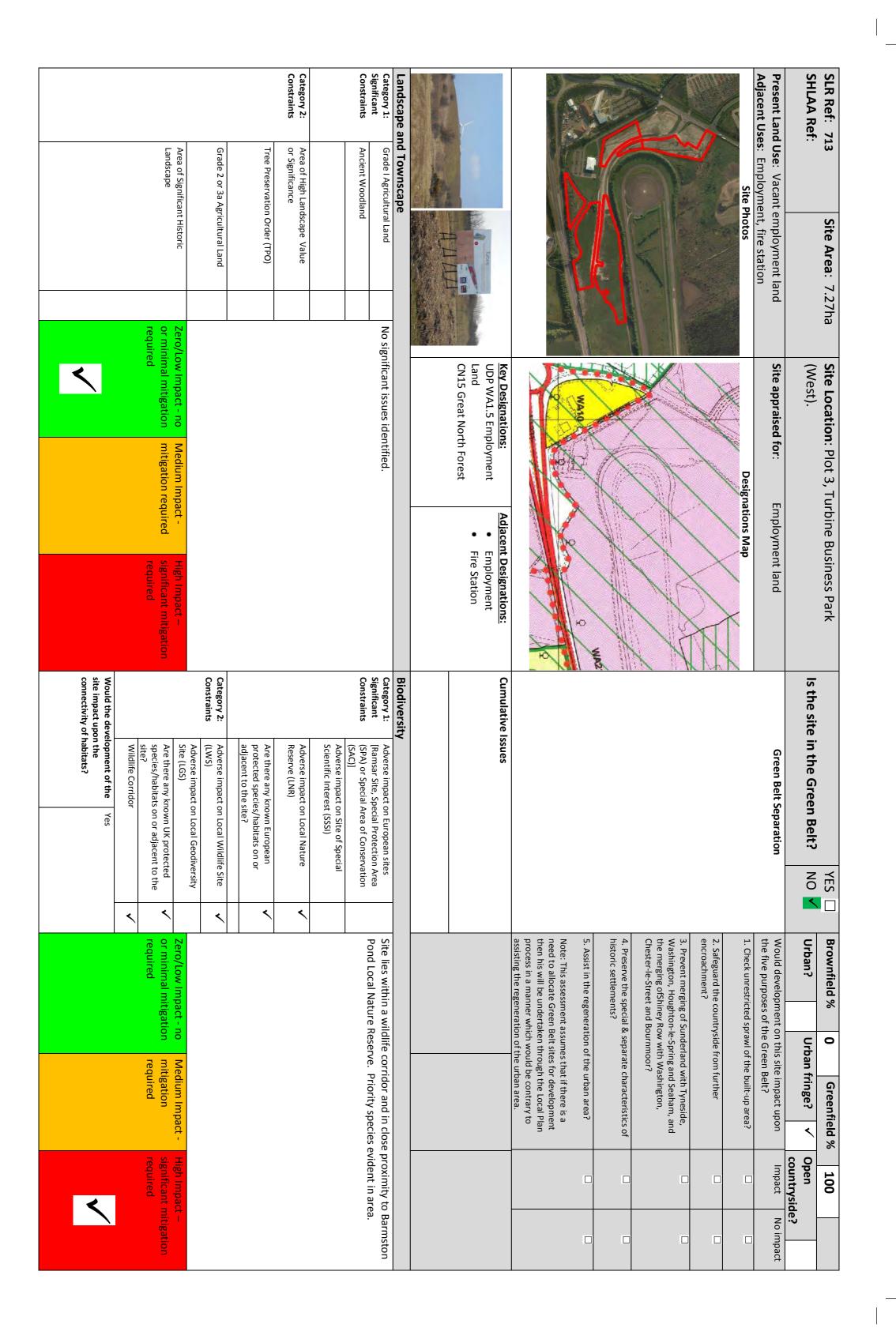
Area of Significant Historic Landscape required	Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land	Constraints Ancient Woodland Category 2: Area of High Landscape Value Constraints or Significance	Grade I Agricultural Land	landscape and Townscape				Present Land Use: Vacant employment land Adjacent Uses: Employment land Site Photos	SLR Ref: 711 Site Area: 0.21ha SHLAA Ref:
Zero/Low Impact - no or minimal mitigation mitigation required required required			No significant issues identified.		Key Designations:Adjacent Designations:UDP WA1.4 Employment• Employmentland			Site appraised for: Employment land Designations Map	Site Location: Hertburn Ind Estate Plot 1
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	Constraints (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR)	Category 1: Adverse impact on European sites Significant [Ramsar Site, Special Protection Area	Biodiversity	Cumulative Issues			Green Belt Separation	Is the site in the Green Belt? YES \(\square\$
Zero/Low Impact - no or minimal mitigation required required required required required required required			No significant issues identified.			5. Assist in the regeneration of the urban area?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements?	n Impact No i	Brownfield % 100 Greenfield % 0 Urban?

Category 1: Significant Constraints Category 2: Constraints	Site Topography		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)	Topography Gentle Slope Undulating Steep Slope	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding — % of land within 1 in 30 incidence (high) Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	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.	or minimal mitigation required Medium Impact - mo mitigation required	Lower incidence potential of groundwater flooding.	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		High Impact – significant mitigation required	ooding.	High Impact – significant mitigation required	al significance?
Retain employ	What is considered suitable on the How many homes could be provid How many jobs could the site provides a site Appraisal Conclusion		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 of (cycleway/ footpate) Green Infrastru Is the proposed development site designated as open space or playing fields?	Green Infrastructure Category 1: Significant Constraints Cemete Category 2: Category 2: Category 2: Category 2: Category 2: Area
Retain employment allocation	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion		Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Natural greenspace Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor evelopment site n space or playing Yes	Historic Park or Garden (EH LIST) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
	Employment		apacity for all road network, ation and	ridor	EH List)
Site is considered suitable for development		Zero/Low Impact - no or minimal mitigation required	Access to south shared with plot 2. Car parking provision based on proposed end use.	Zero/Low Impact - no or minimal mitigation required	Site partly provides amenity greenspace and forms part of a Green Infrastructure corridor
Site is considered potentially suitable for development		Medium Impact - mitigation required	with plot 2. Car parki	Medium Impact - mitigation required	enity greenspace and
Site is not considered suitable for development		High Impact – significant mitigation required	ing provision based on	High Impact – significant mitigation required	forms part of a Green

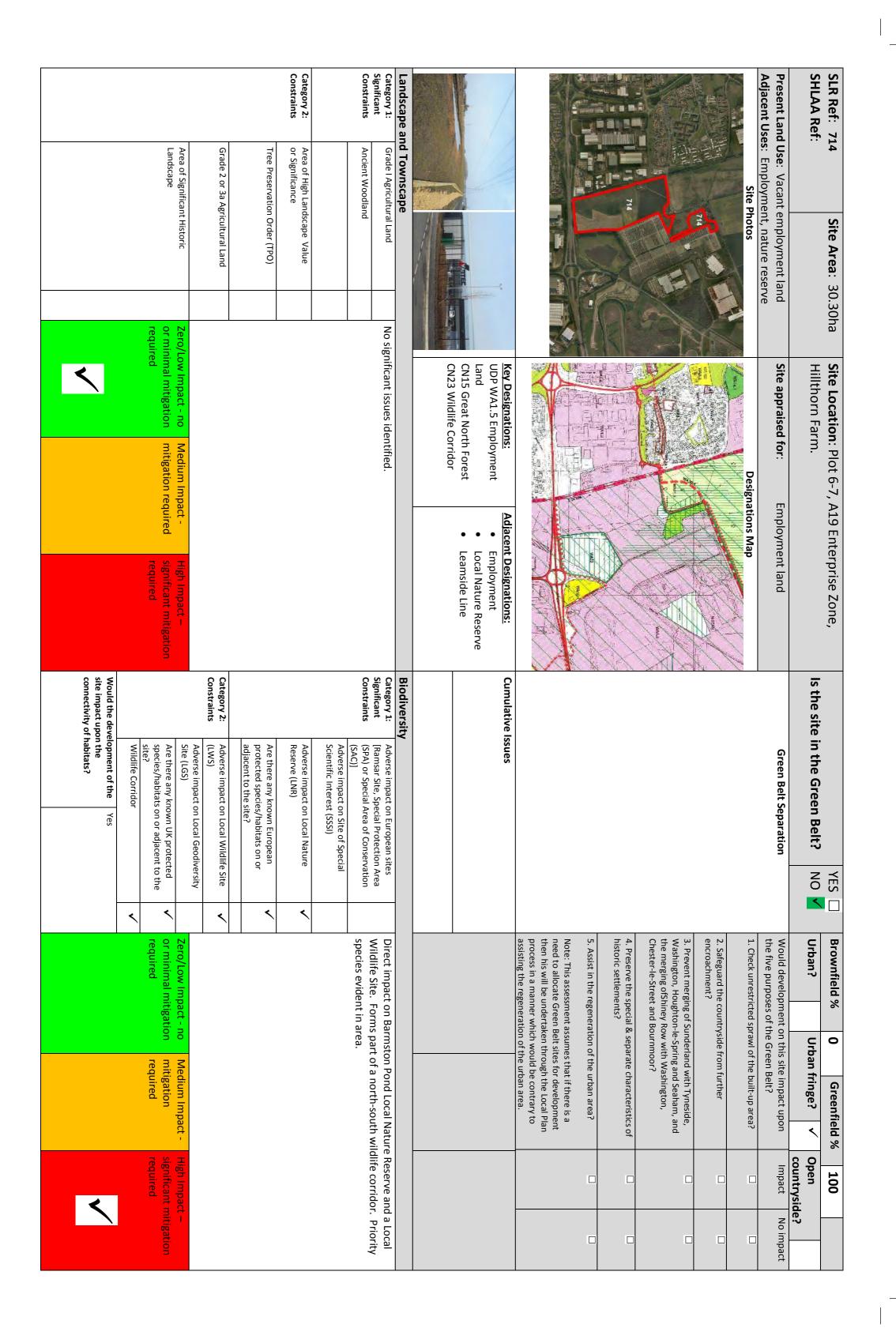
	Area of Significant Historic Landscape	Grade 2 or 3a Ag	Tree Preservation Order (TPO)	Category 2: Area of High Landscape Constraints or Significance		Significant Constraints Ancient Woodland	Landscape and Townscape								Present Land Use: Vacant Adjacent Uses: Employme	SHLAA Ref:	SLR Ref: 712
r e		Agricultural Land	on Order (TPO)	ndscape Value								712		Site Photos	se: Vacant employment land Employment, dual carriageway		Site Area: 6.09ha
required	v Impact - no lal mitigation					ואט פוקוווורמוור ופטעבט ועבוונווורמו.	ciasificast incoming the state of the state	Key Designations: UDP WA1.5 Employment Land CN15 Great North Forest						D	Site appraised for:	and A19.	Site Location: Nissan Plot
required	Medium Impact - High Impact mitigation required significant m							Adjacent Designations: • Employment • Dual carriageway st						Designations Map	Employment land		an Plot 1, at junction of A1231
	High Impact – significant mitigation	2 2				<u>ς</u> ε	G B	Y VE			No.	BI		a		-	of A1231
Would the development of the site impact upon the connectivity of habitats?	SF A S	Category 2: A Constraints (L	g D >	R A	S A		Biodiversity	Cumulative Issues								s the site in	
site? Wildlife Corridor opment of the the abitats?	Site (LGS) Are there any known UK protected species/habitats on or adjacent to the	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	Advarce impact on European cites	res							Green Belt Separation	Is the site in the Green Belt?	
	ed <	Site	<		_	Area ation										NO N	YES
required	Zero/Low Impact - no or minimal mitigation					in area.	Cito libraria de la companya		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	5. Assist in the regeneration	4. Preserve the special & shistoric settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	Would development on this site imp the five purposes of the Green Belt?		Brownfield %
required						in area.	mit to the solid with our		sumes that if there is a alt sites for development in through the Local Plan h would be contrary to of the urban area.	regeneration of the urban area?	4. Preserve the special & separate characteristics of historic settlements?	iderland with Tyneside, -Spring and Seaham, and with Washington, rnmoor?	ide from further	awl of the built-up area?	lopment on this site impact upon soses of the Green Belt?	Urban fringe? ✓	O Greenfield %
required	High Impact – significant mitigation					ימנות מו מוזכה מו	donoofprior								Impact	Open countryside?	6 100
	= 1					7	j								Z o	תו	

Envi	Does the site have any historical or archaeological significance?	significance?	Green Infrastructure Category 1: Historic P	Historic Park or Garden (EH List)	The site provides natural greenspace within the broader Nissan	reenspace with
Constraints	NC.		Constraints Village Green	een	פוויטוסאוויפוור מופמ.	
World Heritage Site & Setting (+ candidate)			Cemetery	Cemetery / Churchyard		
Grade I/Grade II*Listed Building/Structure			Category 2: Public Ope Constraints Area	Public Open Space/Playing Field/Play Area		
Constraints Grade II Listed Building/Structure			Natural greenspace	enspace		
Conservation Area			Allotment			
A						- -
Archaeological Site (Known & potential)	or minimal mitigation Medium Impact - mitigation required	High Impact – significant mitigation	Public Right of Way (cycleway/ footpath/bric	Public Right of Way (cycleway/ footpath/bridleway)	Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation
		required	Green Inf	Green Infrastructure corridor	required	required
			Is the proposed development site designated as open space or playing	aying No.	<	
	<		fields?			
Flooding			Infrastructure and Services	/ices		
Flood Risk Zone 3B (Functional Floodplain)	No significant issues identified.		Is there water and sewerage canacity for site	raffic generation?	Access to site via private road network from Nissan Way to the west. No access from A19. Highways England may comment. Highways	e road netw
			requirements?		England concern on impact to A19/A1231 junction.	act to A19/
Flood Risk Zone 3A (High Vulnerability)			Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road ne local shopping services, public transport, education and community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		
Flood Risk Zone 2(Medium Vulnerability)	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	High Impact —			Zero/Low Impact - no or minimal mitigation	Medium Impact -
Groundwater Flooding		required			required	required
Surface Water Flooding – % of land within 1 in 30 incidence (high)						
Surface Water Flooding – % of land within 1 in 100 incidence (medium)						<u> </u>
	5%					•
Critical Drainage Area						
Source Protection Zone						
ound Cond			Suitability and Deliverability			
Predominantly Flat	Former landfill/waste site.		What is considered suitable on the site?	the site? Employment		
Topograpny			How many homes could be provided?	ovided?		
Gentle Slope			How many jobs could the site provide for?	provide for?		
Undulating			Site Appraisal Conclusion	On The second se		
Steep Slope			Site Applaisal Colicius			
Category 1: Health & Safety Executive (HSE)		High Impact –	Retain employment allo	Cation	Site is considered	Site is co
	or minimal mitigation Medium Impact - or minimal mitigation mitigation required	High Impact — significant mitigation	Retain employment allocation	cation	Site is considered suitable for	Site is considered potentially
T	required	required			development	suitable for development
le						
Landfill sites, Contaminated land						<u> </u>
Minerals Legacy (quarries and coal mining)	<					<
Minerals Safeguarded Area						
buffer zone)						

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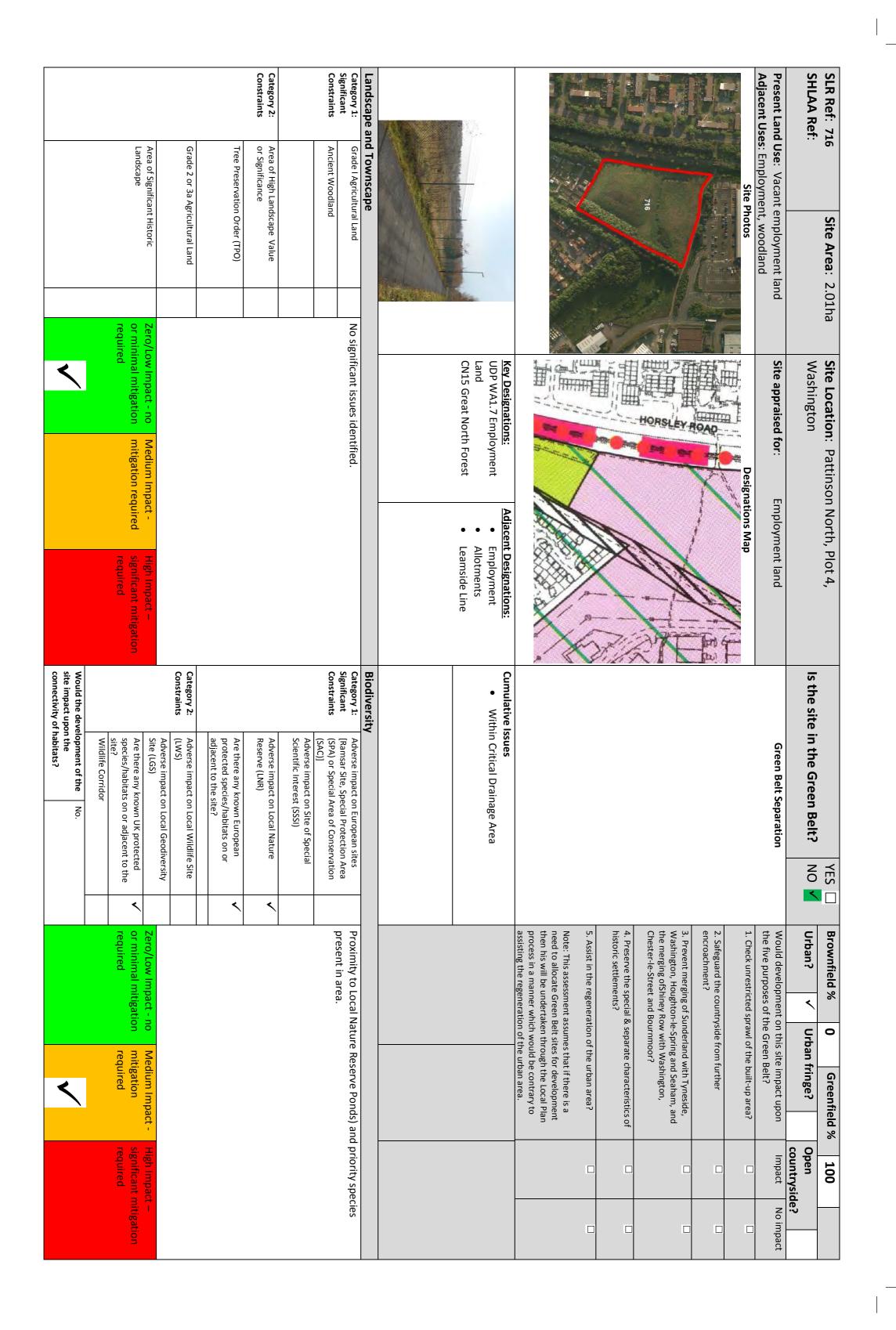
Category 1: Significant Constraints Category 2: Constraints	Ground Cond Site Topography		Flooding	Category 2: Constraints	Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	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)	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
Zer	√ The	7er or 1 rec <5%	The	Zer	No.
Zero/Low Impact - no or minimal mitigation required	The site lies within a Coal Referral Area. used for landfill/ waste.	Zero/Low Impact - no or minimal mitigation required	The site includes 1:30 i	Zero/Low Impact - no or minimal mitigation required	es the site have any h
Medium Impact - mitigation required	al Referral Area.	Medium Impact - mitigation required	1:30 incidence surface water flooding	Medium Impact - mitigation required	Does the site have any historical or archaeological significance? No.
High Impact – significant mitigation required	Part of the site was formerly	High Impact – significant mitigation required	flooding.	High Impact – significant mitigation required	significance?
Retain emplo	What is consider How many home How many jobs o		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 op fields?	Green Infrastructure Category 1: Historic Significant Constraints Village Category 2: Public O Constraints Area
Retain employment allocation	Suitability and Deliverability What is considered suitable on the site? Employment How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion		Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	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 UST) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play Area
Site d	nent	Zero/Low In or minimal required		Zero/Lov or minim required	The sit Pond v
Site is considered suitable for development		Zero/Low Impact - no or minimal mitigation required	generation to boppments within T SV parking requivements planned	Zero/Low Impact - no or minimal mitigation required	The site forms part of a Gr Pond with the River Wear.
Site is considered potentially suitable for development		Medium Impact - mitigation required	Traffic generation to be considered in relation to existing developments within Turbine Business Park. Car parking pr and HGV parking requirement dependent on proposed use. Improvements planned for Nissan Way.	Medium Impact - mitigation required	The site forms part of a Green Infrastructure corridor linking Barmston Pond with the River Wear.
Site is not considered suitable for development		High Impact – significant mitigation required	Traffic generation to be considered in relation to existing developments within Turbine Business Park. Car parking provision and HGV parking requirement dependent on proposed use. Improvements planned for Nissan Way.	High Impact – significant mitigation required	ridor linking Barmston



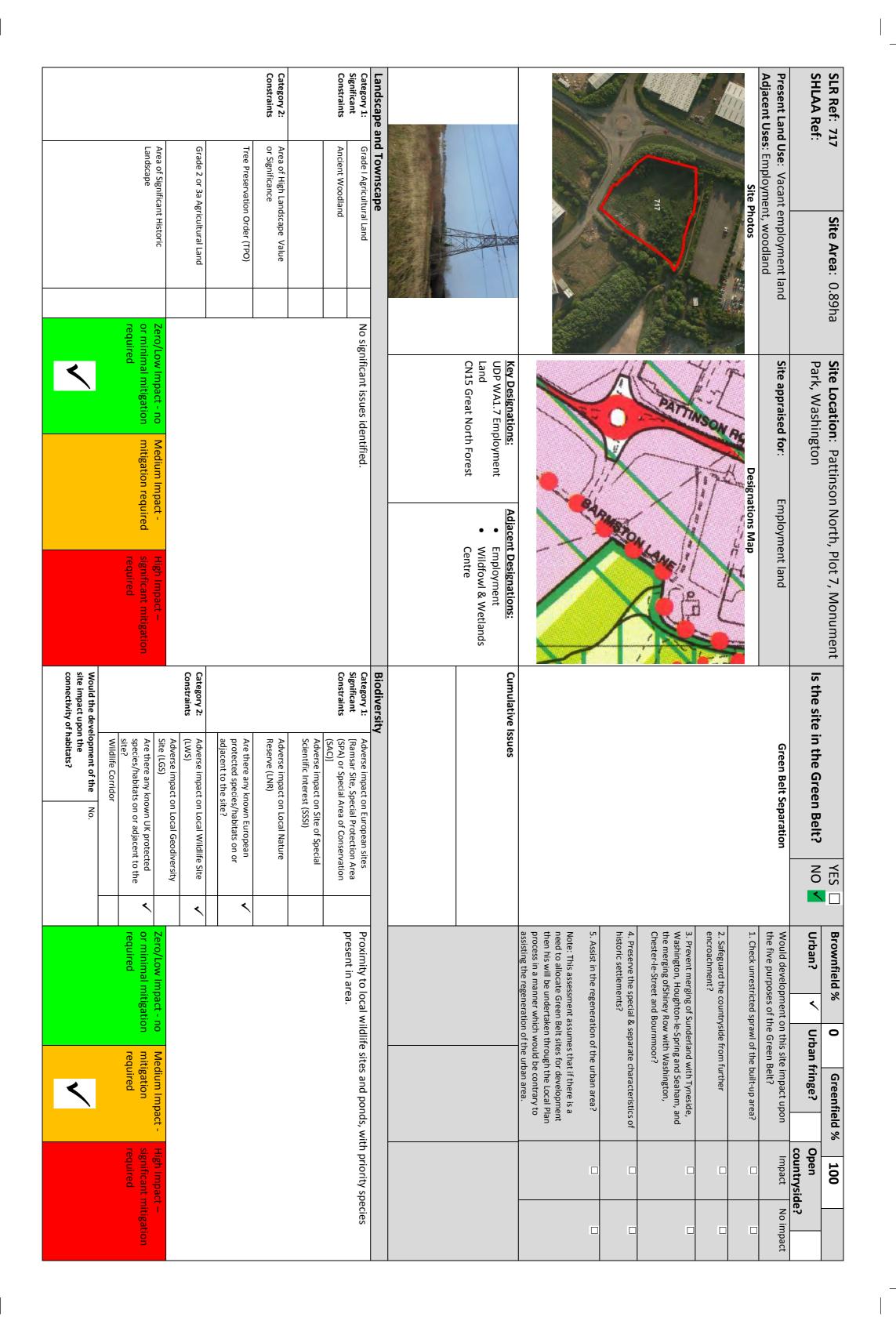
Ground Conditions & Contamination Site Topography Gentle Slope Undulating	Source Prof	Flood Risk Zone 2(Med Vulnerability) Groundwater Flooding Surface Water Flooding within 1 in 30 incidence Surface Water Flooding within 1 in 100 incidence Surface Water Flooding within 1 in 1000 incidence Area Critical Drainage Area	Flooding Flood Risk Zon Floodplain) Flood Risk Zon Vulnerability)		Category 2: Grade II Listed Buil Constraints Conservation Area	Category 1: Scheduled Ancient Monume Significant (+ 50m buffer zone if not dead to constraints World Heritage Site & Settin candidate) Grade I/Grade II*Listed	
	Predominantly Flat Predominantly Flat Gentle Slope Undulating Undulating	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Archaeological Site (Known & potential)	Building/Structure Grade II Listed Building/Structure Conservation Area	Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed	
Zero/Low Impact - no Mor minimal mitigation mrequired	Pylons criss-cross the site.	Zero/Low Impact - no Mor minimal mitigation mrequired	The site includes 1:30 incidence surface water flooding.	Zero/Low Impact - no or minimal mitigation m required		Does the site have any historical or archaeological significance? Minor archaeological importance.	
Medium Impact - Hi mitigation required sig	The site lies within a Coa	Medium Impact - Hi mitigation required sig re	ence surface water flood	Medium Impact - Hi mitigation required sig re		ical or archaeological signif	
High Impact – R Significant mitigation required	thin a Coal Referral Area. H H S	High Impact – significant mitigation required		High Impact – significant mitigation required Is			
letain employı	Suitability and Deliverabi What is considered suitable on the How many homes could be provid How many jobs could the site prov Site Appraisal Conclusion		Infrastructure and S Is there road capacity for si Is there water and sewerag requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Public Right of (cycleway/ footpat) Green Infrastrustrustrustrustrustrustrustrustrustru	Constraints	Green Intrastructure Category 1: Historic Significant Constraints Village (Cemete	
Retain employment allocation	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion		Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor velopment site n space or playing	Area Natural greenspace Allotment	Historic Park or Garden (EH LIST) Village Green Cemetery / Churchyard Public Open Space/Playing Field/Play	
	Employment		ite ity capacity for o local road network, ducation and	eway) corridor o.		len (EH List)	
Site is considered suitable for development		Zero/Low Impact - no or minimal mitigation required	Plot 6 – planning consent for new logistics facility and link road in place. Remaining units with outline permission. Plot 7 – layout of site constrained. Access from A1290 considered subject to proposed end use.	Zero/Low Impact - no or minimal mitigation required		The site forms part of a Green Infrastructure corridor linking Barmston Pond with the River Wear.	
Site is considered potentially suitable for development		Medium Impact - mitigation required	– planning consent for new logistics facilit Remaining units with outline permission. – layout of site constrained. Access from t to proposed end use.	Medium Impact - mitigation required		en Infrastructure corri	
Site is not considered suitable for development		High Impact – significant mitigation required	 planning consent for new logistics facility and link road in Remaining units with outline permission. layout of site constrained. Access from A1290 considered t to proposed end use. 	High Impact – significant mitigation required		idor linking Barmston	

	Area of Significant Historic Landscape re	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Category 2: Area of High Landscape Value Constraints or Significance		Ancient Woodland	Grade I Agricultural Land	Landscape and Townscape		7				715		Site Photos	Present Land Use: Vacant employment land Adjacent Uses: Employment, dual carriageway	SLR Ref: 715 Site Area: 1.69ha SHLAA Ref:
	Zero/Low Impact - no						o significant issues identified		Land • Dual carriageway CN15 Great North Forest	Key Designations:Adjacent Designations:UDP WA1.7 Employment• Employment			Pattinson Houserlai Es			Designations Map	Site appraised for: Employment land	Site Location: Pattinson North, Plot 1, former Freemans Depot, Washington
Would the development of the site impact upon the connectivity of habitats?	Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Category 2: Adverse impact on Local Wildlife Site Constraints (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	T .	Category 1: Adverse impact on European sites	Bindiversity		Cumulative Issues							Green Belt Separation	Is the site in the Green Belt? YES □
	zero/Low Impact - no or minimal mitigation required Medium Impact - significant mitigation required required required					I TOXIIIITY TO Excel Factor (New York (Points) and priority species.	Provimity to Local Nature Reserve (pond) and priority species				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	5. Assist in the regeneration of the urban area?	4. Preserve the special & separate characteristics of historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney 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? Urban fringe? Countryside?

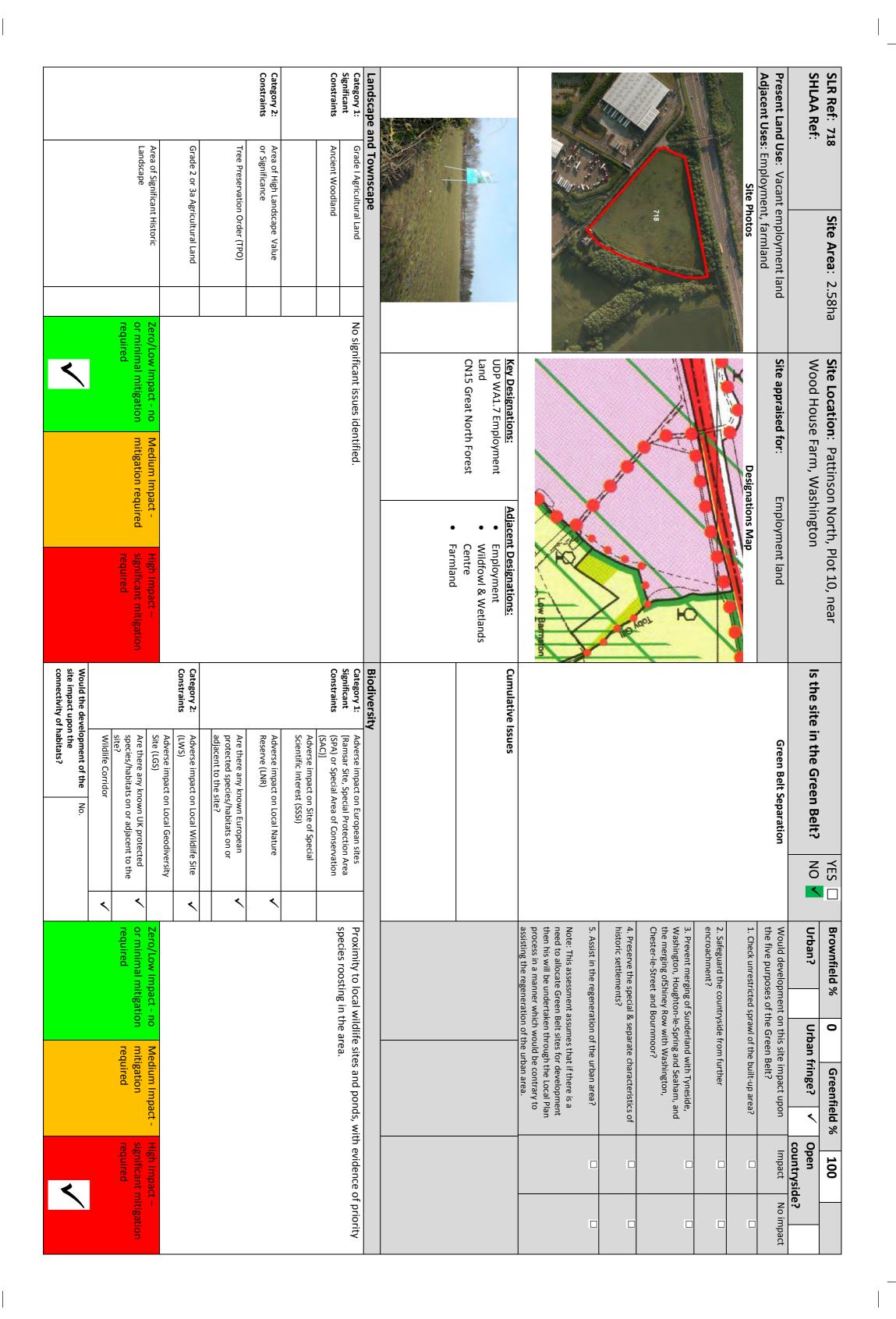
Category 1: Significant Constraints Category 2: Constraints	Site Topography	Ground Co.		riodding		Category 2: Constraints		Historic Env Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle 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	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	Environment and Culture Scheduled Ancient Monument (+ 50m buffer zone if not designated) s
Zero/Low Impact - no or minimal mitigation mitigation required required The provided required require	The site lies within a Coal Referral Area.	`	Zero/Low Impact - no or minimal mitigation mitigation required required Y required 5% 20%	Site is partly affected by 1:100 incidence surface water flooding, and also be lower incidence groundwater flooding.		Zero/Low Impact - no or minimal mitigation mitigation required required		Does the site have any historical or archaeological significance?
High Impact — Retain employment allocation significant mitigation required	What is considered suitable on the site? Employment How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion		High Impact – significant mitigation required	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		High Impact — Significant mitigation required Is the proposed development site No.	Category 2: Public Open Space/Playing Field/Play Constraints Area	Green Infrastructure Category 1: Historic Park or Garden (EH List) Significant Constraints Village Green
Site is considered suitable for development development development	ment		Zero/Low Impact - no or minimal mitigation required Wedium Impact - no mitigation required	Access through existing industrial estate road network. Car parking and HGV parking to be considered based on proposed use.	<	Zero/Low Impact - no or minimal mitigation required required Medium Impact - mitigation required required		No significant issues identified.
sidered Site is not considered suitable for development			required	state road network. Car parking based on proposed use.		mpact - High Impact - significant mitigation required		



Category 1: Significant Constraints Category 2: Constraints	Site Topography	Ground Co		Flooding	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) 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 required required The provided required	No significant issues identified.	`	v required significant mitigation required requi	Site is affected by 1:30 incidence surface water flooding, and also by lower incidence groundwater flooding. Lies partly within a Critical Drainage Area.	Zero/Low Impact - no or minimal mitigation required required	Does the site have any historical or archaeological significance? No.
Retain employment allocation	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	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 networl local shopping services, public transport, education and community opportunities?		Category 1: Significant Constraints Constraints Cemetery / Churchyard Category 2: Category 2: Category 2: Area Public Open Space/Playing Field/Play Area
Site is considered suitable for development development The state is considered bottomically suitable for development develo			or minimal mitigation mitigation required significant mitigation required The impact - no mitigation mitigation required required required	Leamside line to west. Adestate. Car parking and Heard use.	Zero/Low Impact - no or minimal mitigation required required required required required required required required required	No significant issues identified.



Historic El Category 1: Significant Constraints	Constraints Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance?		Constraints Green Intrastructure Historic Park or Garden (EH LIST) Significant Village Green
Constraints			Constraints	<i>s</i>
	World Heritage Site & Setting (+ candidate)			ı
	Grade I/Grade II*Listed Building/Structure		Category 2: Constraints	ory 2:
Category 2:	Grade II Listed Building/Structure			
	Conservation Area			
	Archaeological Site (Known & potential)	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required si required	High Impact – significant mitigation required	
		<u> </u>	Is the proposed development site designated as open space or playing fields?	prop
Flooding			Infrastructure and Services	St
	Flood Risk Zone 3B (Functional Floodplain)	Site is partly affected by 1:30 incidence surface water flooding, and also by lower incidence groundwater flooding.	er flooding, and also Is there road capacity for site traffic generation? Is there water and sewerage capacity for site	e e
	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?	re e
	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no Medium Impact - H or minimal mitigation mitigation required si required re	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%	<u> </u>	
	Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	5%		
	Source Protection Zone			
Ground C	Ground Conditions & Contamination		Suitability and Deliverability	bility
Site Topography	Predominantly Flat	✓ Heavily constrained by pylons. Site lies within a Coal Referral Area.	I Referral Area. What is considered suitable on the site? How many homes could be provided?	is cons
	Gentle Slope		How many jobs could the site provide for?	nany jc
	Steep Slope		Site Appraisal Conclusion	Appr
Category 1:	Health & Safety Executive (HSE)	Zero/Low Impact - no Medium Impact - H	High Impact — Retain employment allocation	in em
Significant Constraints	COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	mitigation required	igation	<u> </u>
Category 3:	LISE COMAH Middle or Outer Zone			
Constraints	Landfill sites, Contaminated land Minerals Legacy (quarries and coal		<u> </u>	
	mining) Minerals Safeguarded Area			
	High Voltage electricity line(+10m buffer zone)	<		

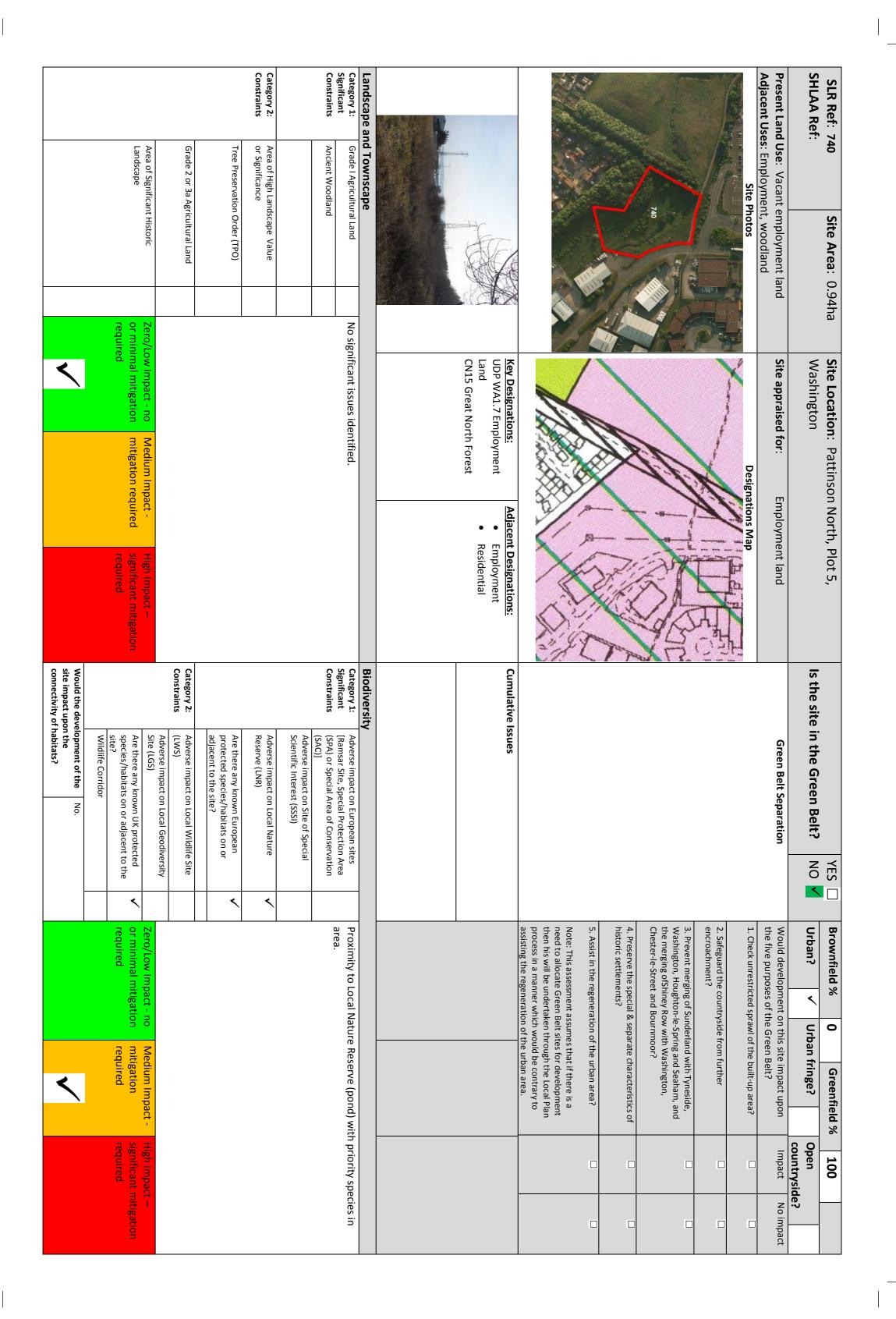


Column C	Historic Env	Historic Environment and Culture			Green Infrastructure	ucture				
Part	Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological sign No.	;nificance?	Category 1: Significant	Historic Park or Garden (EH	l List)	Forms part of a Green In to Barmston Pond.	frastructure corridor	linking the River Wear
Controller Con		World Heritage Site & Setting (+				Cemetery / Churchyard				
Social Filtred Private In Bulley Structure In		calidicate)								
Contention for the content of the		Grade I/Grade II*Listed Building/Structure			Category 2: Constraints	Public Open Space/Playing Fic Area	eld/Play			
Actioning of the planet and seminated interest indigendent required activities activities and seminated interest indigendent required activities activities and seminated interest indigendent required activities activitie	Category 2:	Grade II Listed Building/Structure				Natural greenspace				
Post data Java See Signation of See Signature See Signat		Conservation Area				Allotment				
Flood Red. Zone 34 (Familianal Services and Flood Red. Zone 24 (Familianal Red.) Size is affected by lower incidence groundwater flooding. Infrastructure and Services Flood Red. Zone 24 (Familianal Red.) Size is affected by lower incidence groundwater flooding. Infrastructure and Services Flood Red. Zone 24 (Flood Red. Zone 24 (Fl		Archaeological Site (Known & potential)	Medium Impact - mitigation required	High Impact – significant mitigation		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corric		Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation	High Impact – significant mitigation
Flood 8at Jane 36 Function at 18 Find 8at Jane 36 Function at 2 Find 8at Jane 36 Function at 3 Find 8at Jane 36 Function at			<		Is the proposed devignated as oper fields?	velopment site No.		י הקנו הקנו		
Flood Stat Does 3A Height	Flooding	-			Infrastructure	and Services				
Surface 2/Net Biblity Surf			Site is affected by lower incidence groundwater flo	looding.	Is there road capac Is there water and	ity for site traffic generation? sewerage capacity for site		Access required through HGV parking required ba	existing industrial est ised on proposed end	tate. Car parking and use. Public right of
Conclusion Care (Incoming Care (In		Flood Risk Zone 3A (High Vulnerability)			Is there education/ site requirements? What is the broad a local shopping serv	community/health facility cap accessibility of the site to local ices, public transport, education in the same cape.	road network, on and	improvements required.		Q
Surface Water Flooding — % of land within 1 n 3D incidence (held) Surface Water Flooding — % of land within 1 n 10D incidence (held) Surface Water Flooding — % of land within 1 n 10D incidence (held) Surface Water Flooding — % of land Step Supra		ne 2(Medium Flooding	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required	High Impact – significant mitigation required				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Surface Water Rooding - % of land within 1 in 2010 incidence (restain) within 2 in 20		Surface Water Flooding – % of land within 1 in 30 incidence (high)								
Sufficience (less) Suffici		Surface Water Flooding – % of land within 1 in 100 incidence (medium)							<	
Conditions & Contamination Site lies within a Coal Referral Area. What is considered suitable on the site? Employment How many homes could be provided? Site is considered Site is			5%							
Predominantly Flat Site lies within a Coal Referral Area. Site lies within a Coal Referral Area. Predominantly Flat Predomina		Source Protection Zone								
Predominantly Flat Considered suitable on the site? Employment	Ground Cor	nditions & Contamination			Suitability and	Deliverability				
Condition Cond	Site Topography				What is considered How many homes	ین	Employment			
Steep Stope Health & Safety Executive (HSE) COMMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Lanoffill sites, Contaminated land Minerals Safeguarded Area High Impact - required Electricity line(+10m Minerals Safeguarded Area High Impact - required Fight in pact - significant mitigation required required Retain employment allocation Site is considered suitable for yother allocation required required development Site Appraisal Conclusion Minerals Comman mitigation Fight in pact - significant mitigation required required Minerals Safeguarded Area High Impact - significant mitigation required required Minerals Safeguarded Area High Impact - significant mitigation required required Minerals Safeguarded Area High Impact - significant mitigation required significant mitigation required significant mitigation required required Minerals Safeguarded Area High Impact - significant mitigation required significant mitig		Gentle Slope			How many jobs cou	ald the site provide for?				
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m Health & Safety Executive (HSE) or minimal mitigation mitigation required required development Middle or Outer Zone Landfill sites, Contaminated land Minerals Safeguarded Area High Noltage electricity line(+10m High Voltage electricity line(+10m Health & Safety Executive (HSE) or minimal mitigation mitigation required required development allocation Retain employment allocation Retain employment allocation suitable for development required Middle or Outer Zone development Medium Impact - Significant mitigation required required Wedium Impact - Significant mitigation required required Wedium Impact - Significant mitigation required required Wetain employment allocation Site is considered Soft is considered suitable for development Metain employment allocation Site is considered Soft is considered suitable for development High Impact - Significant mitigation required Frequired Mitigation required required Frequired Metain employment allocation Site is considered Soft is considered suitable for development High Impact - Significant mitigation required Frequired Metain employment allocation Site is considered Soft is considered suitable for development High Unitable for development High Impact - Significant mitigation required High Voltage (Autority Pylon (+ 10m buffer Zone) High Voltage (Autority		Steep Slope			Site Appraisal	Conclusion				
COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land 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) All proposed some proximity or potentially mitigation required significant mitigation required required significant mitigation required significant mitigation required required significant mitigation required required some potentially sites (consument source) Minerals Legacy (quarries and coal proposed significant mitigation required required required source) 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 Legacy (quarries and coal proposed significant mitigation required significant mitigation required significant mitigation required required significant mitigation required significant mitigation required required significant mitigation required required significant mitigation required significant mitigation required significant mitigation required significant mitigation required required development suitable for development devel	Catogory 1.	Steep Slope								
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m land) High Voltage electricity l	Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone	v Impact - no Medium Impact - al mitigation mitigation required	High Impact – significant mitigation	Retain employr	nent allocation		Site is considered suitable for	Site is considered potentially	Site is not consider suitable for
		Electricity Pylon (+ 10m buffer zone)		required				development	suitable for development	development
	Category 2:	HSE COMAH Middle or Outer Zone								
Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone)	Constraints	Minerals Legacy (quarries and coal							<	
High Voltage electricity line(+10m line)		mining) Minerals Safeguarded Area								
		High Voltage electricity line(+10m								

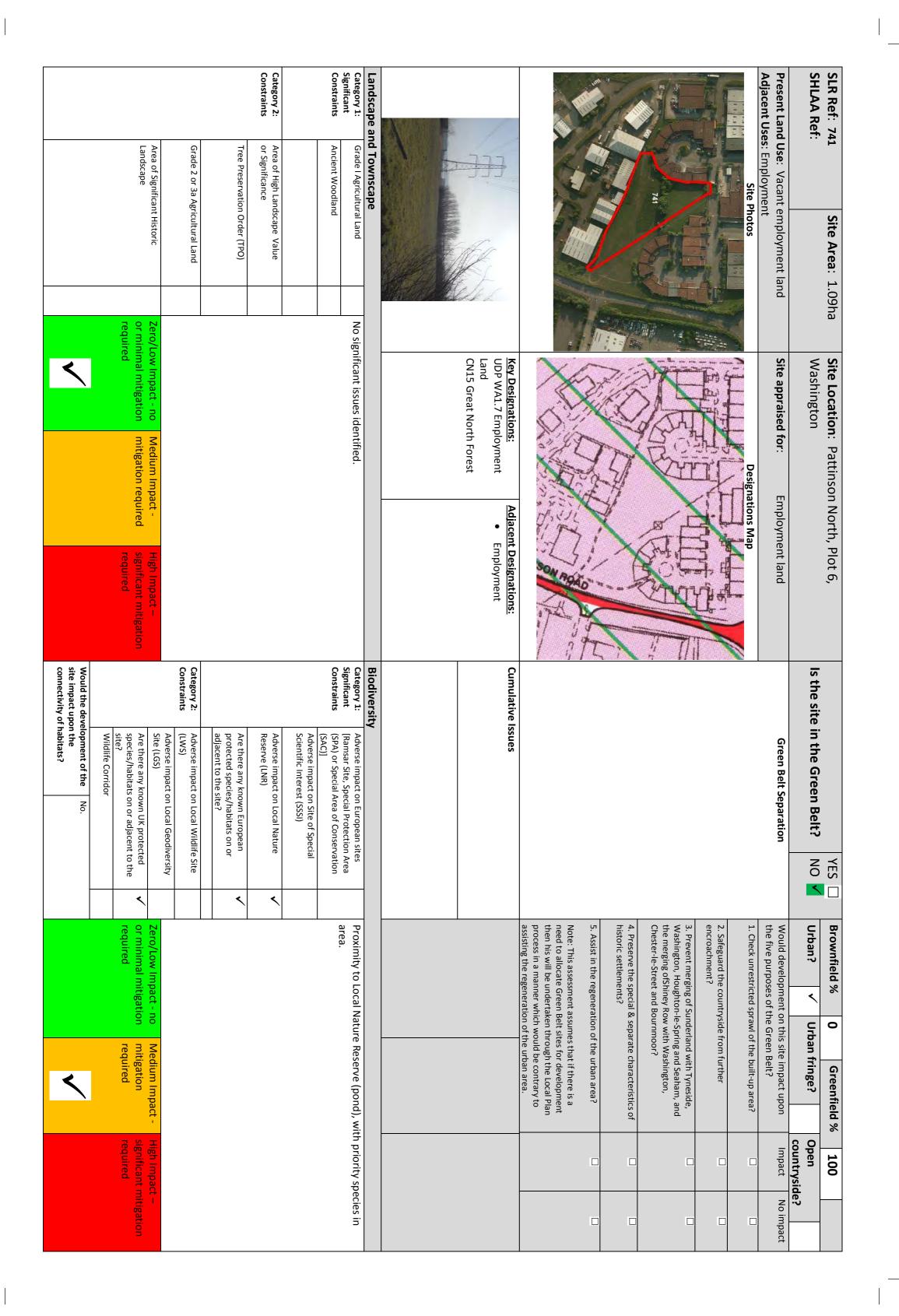
	Area of Significant Historic Landscape req	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Category 2: Area of High Landscape Value Constraints or Significance		Ancient Woodland	Landscape and Townscape Category 1: Grade Agricultural Land No					710		Site Photos	Present Land Use: Vacant employment site Adjacent Uses: Employment, sports pitches	SLR Ref: 719 Site Area: 0.66ha SHLAA Ref:
	Zero/Low Impact - no or minimal mitigation mitigation required required required						No significant issues identified.	land	cen			A Northumbria Ceptire		Designations Map	Site appraised for: Employment land	Site Location: Former Northumbria Centre, Plot 1, Stephenson Industrial Estate
Would the development of the site impact upon the connectivity of habitats?	Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Category 2: Adverse impact on Local Wildlife Site Constraints (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)		Category 1: Adverse impact on European sites		Cumulative Issues						Green Belt Separation	Is the site in the Green Belt? YES ☐
	Zero/Low Impact - no or minimal mitigation required					_	Site lies on the edge of a wildlife corridor and in proximity to ponds.			Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	ne special & separate characteristics of ments?		2. Safeguard the countryside from further	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon Impact the five purposes of the Green Belt?	Brownfield % 100 Greenfield % 0 Urban?

	Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Category 2: Area of High Landscape Value Constraints or Significance		Significant Constraints Ancient Woodland	e and				720		Site Photos	Present Land Use: Vacant employment land Adjacent Uses: Employment	SLR Ref: 720 Site Area: 0.5 SHLAA Ref:
	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required					No significant issues identified.	No. 1 (Single Control of Control	Key Designations:AcUDP WA1.14 EmploymentlandCN23 Wildlife corridor					Designations Map	Site appraised for: Em	0.57ha Site Location: Plot 2, Wear Burdon House Club
Would th site impa	- High Impact – red significant mitigation required	Category 2: Constraints				Significant Constraints	Biodiversity	 Adjacent Designations: Employment Greenspace 					ns Map	ployment land	Wear Ind Estate, former Is the
Would the development of the Yes site impact upon the connectivity of habitats?	Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		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)	IRamsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		Cumulative Issues						Green Belt Separation	YES ls the site in the Green Belt? NO
	Zero/Low Impact - no or minimal mitigation required required		<			cycleway). Evidence of priority species roosting in area.	Cit forms the odge of suitable possible sale		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special & separate characteristics of historic settlements?5. Assist in the regeneration of the urban area?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Brownfield % 100 Greenfield % Urban? V Urban fringe?
	act - High Impact – significant mitigation required					sting in area.	the former reliance line (CO)		an nt	25 of	and □		a?		eld % 0 Open countryside?

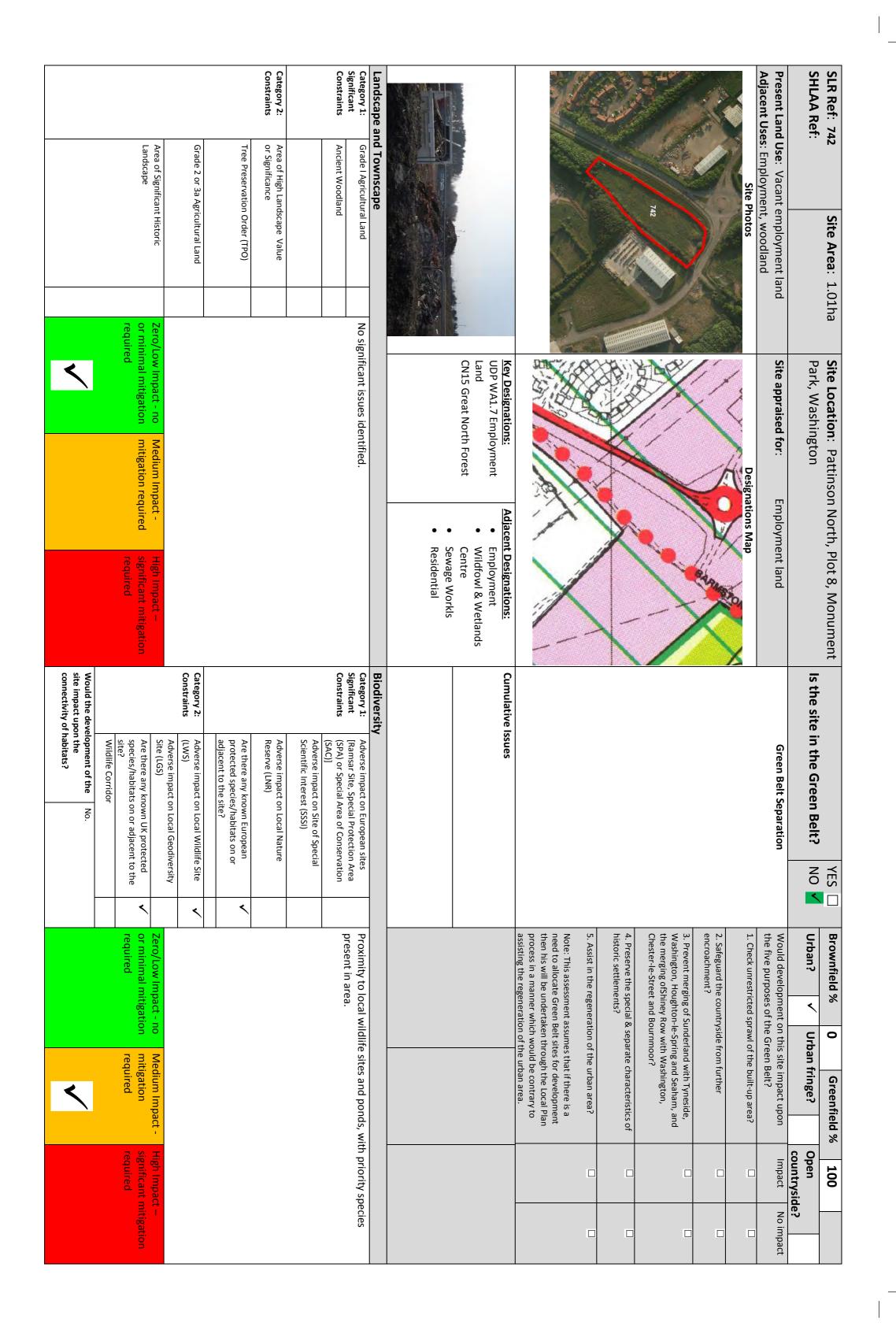
Historic Env	Historic Environment and Culture			Green Infrastructure	
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? No.	fficance? Category 1: Significant Constraints	Historic Park or Garden (EH List) Village Green	Site lies adjacent to a Green Infrastructure and the national cycle network.
	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	High Impact – significant mitigation - required	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required
		<		Is the proposed development site designated as open space or playing fields?	<
Flooding			Infrastruc	Infrastructure and Services	
	Flood Risk Zone 3B (Functional Floodplain)	Site is subject to lower incidence groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Access location subject to junction spacing and visibility splay requirements. Car parking / HGV parking provision based on proposed end use.
	Flood Risk Zone 3A (High Vulnerability)		Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	
	ium	Zero/Low Impact - no	High Impact — significant mitigation		Zero/Low Impact - no or minimal 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)				< <
	within 1 in 1000 incidence (less) Critical Drainage Area	5%			
	Source Protection Zone				
Ground Cor	Ground Conditions & Contamination		Suitability	Suitability and Deliverability	
Site Topography	Predominantly Flat	No significant issues identified.	What is consi	What is considered suitable on the site? Employment	
Topograpity			How many ho	How many loke could be provided?	
	Undulating		How many jo	How many jobs could the site provide for?	
	Steep Slope		Site Appra	Site Appraisal Conclusion	
Category 1:	Health & Safety Executive (HSF)	Medium Impact		alorment allocation	Site is considered
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	Zero/Low Impact - no Medium Impact - H	High Impact — Retain emp	Retain employment allocation	Site is considered
Constraints	Inner Zone Electricity Pylon (+ 10m buffer zone)	00 1	required		development
Category 2:	HSE COMAH Middle or Outer Zone				
Constraints	Landfill sites, Contaminated land				
	Minerals Legacy (quarries and coal mining)	<			
	Minerals Safeguarded Area High Voltage electricity line(+10m				
	buffer zone)				



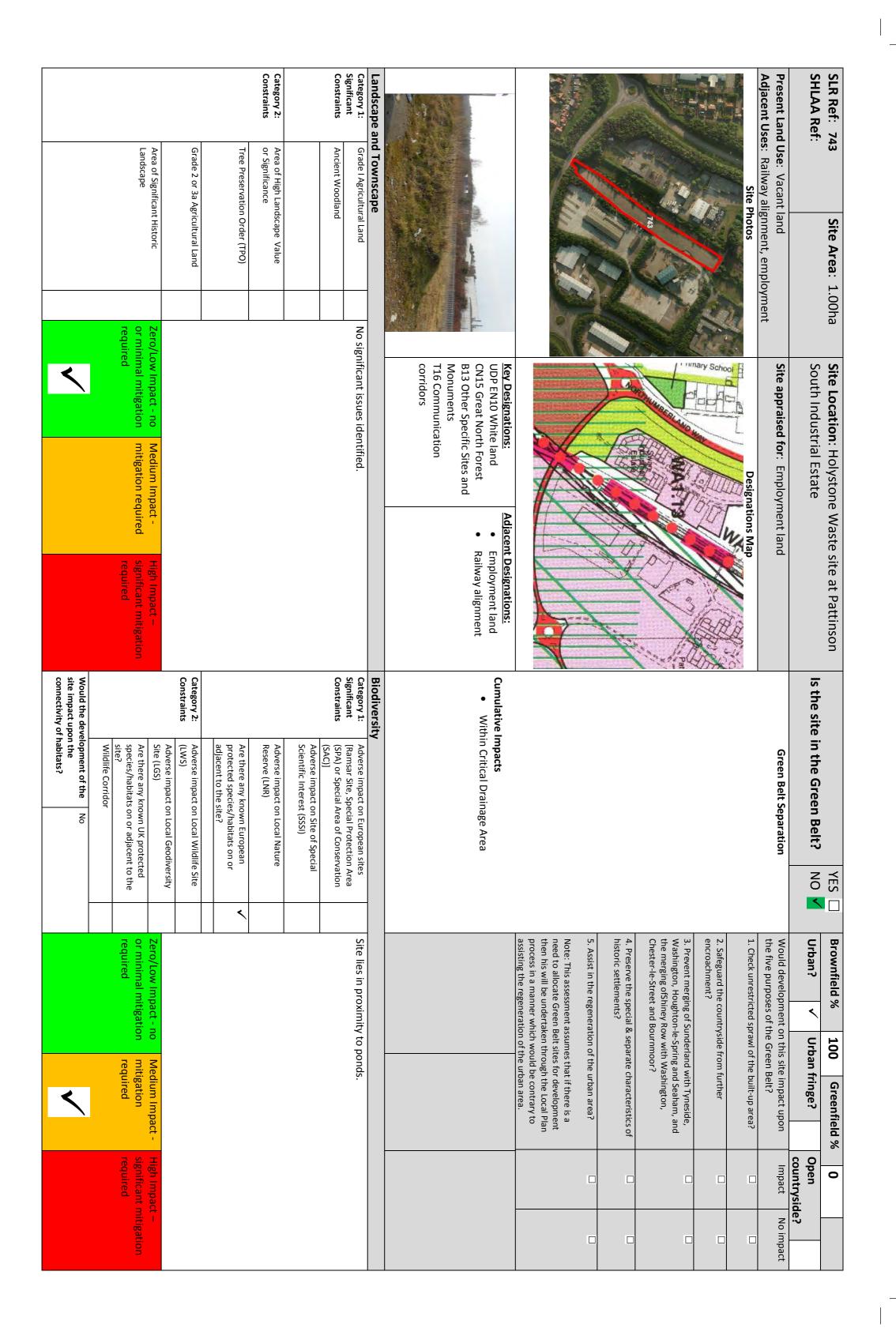
Historic En Category 1:	Historic Environment and Culture Category 1: Scheduled Ancient Monument	Does the site have any historical or archaeological significance?	l significance?	Green Infrastructure Category 1: Historic	ucture Historic Park or Garden (EH List)	No significant issues identified.	les ident
Significant Constraints	(+ 50m buffer zone if not designated)	No.		Significant Constraints Village	Village Green		
	World Heritage Site & Setting (+ candidate)			Сете	Cemetery / Churchyard		
	Grade I/Grade II*Listed Building/Structure			Category 2: Public Area	Public Open Space/Playing Field/Play Area		
Category 2: Constraints	Grade II Listed Building/Structure			Natur	Natural greenspace		
,	Conservation Area			Allot	Allotment		
	Archaeological Site (Known & potential)	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	High Impact – significant mitigation required	Publi (cyclev Gree	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?	nent site No.	1	<
Flooding				Infrastructure and Services	Services		
	Flood Risk Zone 3B (Functional Floodplain)	Site is partly affected by 1:30 incidence surface water flooding, and also by lower incidence groundwater flooding.	e water flooding, and also	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	site traffic generation? age capacity for site		Access location subject to junction spacing and visibility splay requirements. Car parking / HGV parking provision based on proposed and use
	Flood Risk Zone 3A (High Vulnerability)			Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	for d ne	etwork,
	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				Zero/Low Impact - no or minimal mitigation required
	Surface Water Flooding – % of land within 1 in 30 incidence (high)	<5%					
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	<5%	<				<u> </u>
	within 1 in 1000 incidence (less) Critical Drainage Area	5%					
Ground Co	Source Protection Zone Ground Conditions & Contamination			Suitability and Deliverability	iverahilitv		
C#2	Prodominosth, Elst	_		What is considered suitab	2	mnlow	mnlowment
Site Topography	Predominantly Flat	✓ Heavily constrained by pylons.		What is considered suitable on the site? How many homes could be provided?		nployr	Employment
	Gentle Slope Undulating			How many jobs could the site provide for?	site provide for?		
	Steep Slope			Site Appraisal Conclusion	clusion		
Category 1:	Health & Safety Executive (HSE)	Medium Impact	High Impact –	Retain employment allocation	allocation		Site is considered
Constraints	Electricity Pylon (+ 10m buffer zone)	or minimal mitigation mitigation required required	required				suitable for development
Category 2:	HSE COMAH Middle or Outer Zone						
Constraints	Landfill sites, Contaminated land Minerals Legacy (quarries and coal		<u> </u>				
	mining)		~				
	High Voltage electricity line(+10m	•					
	טמוופו לטוופ)						



Category 1: Significant Constraints Category 2: Constraints			Site Topography	Ground Co										Flooding				Category 2: Constraints			Category 1: Significant Constraints	Historic En
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Undulating Steep Slope	Gentle Slope	Predominantly Flat	Ground Conditions & Contamination	Source Protection Zone	within 1 in 1000 incidence (less) Critical Drainage Area	Surface Water Flooding – % of land	Surface Water Flooding – % of land	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)	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
Zero/Low Impact - no or minimal mitigation mitigation required required			✓ Heavily constrained by pylons. Site lies within a Coal Referral Area.				rov.	<5%	<5%	, C	or minimal mitigation mitigation required si		Site is partly affected by 1:30 incidence surface water flooding, and also by lower incidence groundwater flooding.			Zero/Low Impact - no Medium Impact - Hi or minimal mitigation mitigation required si					No.	
High Impact – Rei significant mitigation required	Sit	Hov		Sui			<			required	High Impact —	site Wh loca			ls the des	High Impact – significant mitigation required			Cat Cor			
Retain employment allocation	Site Appraisal Conclusion	How many jobs could the site provide for?	What is considered suitable on the site? Employment How many homes could be provided?	Suitability and Deliverability								Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Infrastructure and Services	Is the proposed development site No. designated as open space or playing fields?	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	Allotment	Natural greenspace	Category 2: Public Open Space/Playing Field/Play Constraints Area	Cemetery / Churchyard	Significant Constraints Historic Park or Garden (EH List) Village Green	rastru
Site is considered suitable for development			nt					<			Zero/Low Impact - no or minimal mitigation		✓ Access through existing industrial estate road. junction spacing and visibility splay requireme parking provision based on proposed end use.			Zero/Low Impact - no or minimal mitigation			<		Site provides amenity greenspace.	
Site is considered potentially suitable for development											Medium Impact - Hig		Access through existing industrial estate road. Location subject to junction spacing and visibility splay requirements. Car parking / HGV parking provision based on proposed end use.			Impact - in					eenspace.	
Site is not considered suitable for development										required	High Impact — significant mitigation		cation subject to . Car parking / HGV			High Impact – significant mitigation required						



Category 1: Significant Constraints Category 2: Constraints		Site Topography	Ground Cor		Flooding		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	Undulating Steep Slope	Predominantly Flat Centle 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 & notential)	World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure	Historic Environment and Culture Category 1: Scheduled Ancient Monument (+ 50m buffer zone if not designated) Constraints
Zero/Low Impact - no or minimal mitigation mitigation required		Affected by pylons. Site lies within a Coal Refe		Zero/Low Impact - no or minimal mitigation mitigation required	Site is subject to lower incidence groundwater flooding	required The strong in the st			Does the site have any historical or archaeological significance?
High Impact – significant mitigation required		al Referral Area.		High Impact – significant mitigation required	flooding.	required	High Impact –		significance?
Retain employ	Site Appraisal Conclusion	What is considere How many homes	Suitability an		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 development site designated as open space or playing fields?		Category 2: Constraints	Green Infrastructure Category 1: Historic Significant Constraints Village
Retain employment allocation	Site Appraisal Conclusion	What is considered suitable on the site? How many homes could be provided?	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?	Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	Natural greenspace Allotment Public Right of Way (cycleway/footnath/hydleway)	Cemetery / Churchyard Public Open Space/Playing Field/Play Area	Pructure Historic Park or Garden (ЕН Ust) Village Green
		Employment			pacity for al road network, tion and	idor		ield/Play	EH List)
Site is considered suitable for development				Zero/Low Impact - no or minimal mitigation required	Access through existing industrial estate road. Location subject to junction spacing and visibility splay requirements. Car parking / HGV parking provision based on proposed end use. PROW / Cycle route adjacent. On-street parking issues.	required			No significant issues identified.
Site is considered potentially suitable for development				Medium Impact - mitigation required	ndustrial estate road oility splay requirem on proposed end use ing issues.	required	Medium Impact -		itified.
Site is not considered suitable for development				High Impact – significant mitigation required	d. Location subject to ents. Car parking / HGV e. PROW / Cycle route	required	High Impact –		

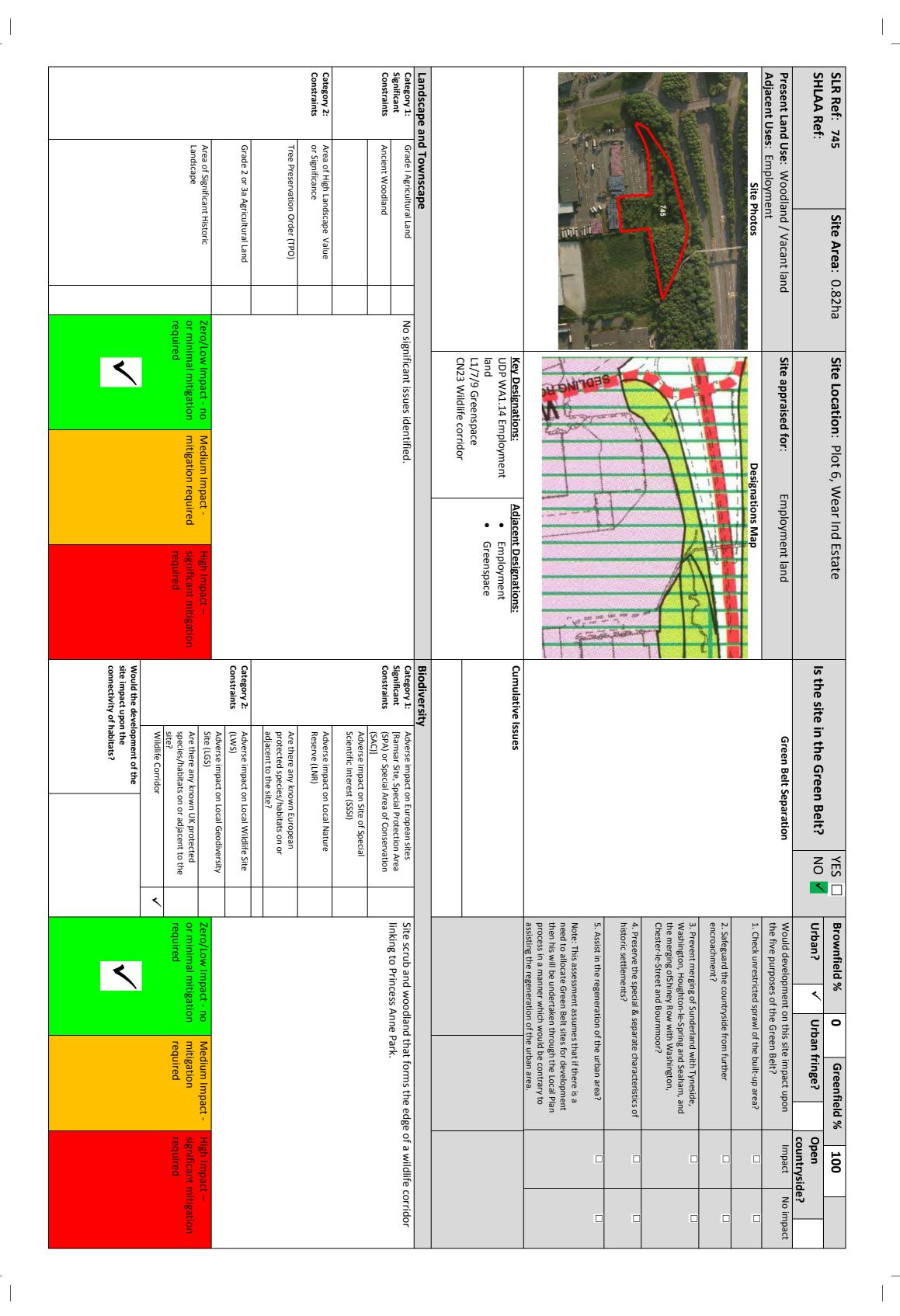


Category 1: Significant Constraints Category 2: Constraints	Site Topography	Ground Co	Category 1: Significant Constraints Category 2:	Category 2: Constraints	Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) 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	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) Flood Risk Zone 2(Medium	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 required High Impact - significant m required required	✓ Pylon running along south western corner of the site along Crowther Road.	required significant required required	Site is located within Critical Drainage Area. Low incidence potential of groundwater flooding. Zero/Low Impact - no Medium Impact - High Impact -	Zero/Low Impact - no or minimal mitigation mitigation required required This is a significant or required required required required required required	Does the site have any historical or archaeological significance? Local archaeological importance.
High Impact — Employment uses would be most appropriate given significant mitigation adjacent industrial uses required		required Suitability and Deliverability	potential of 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?	- itigation	Category 1: Significant Constraints Category 2: Category 2: Category 2: Category 2: Category 2: Category 2: Area Mistoric Park or Garden (EH LIST) Village Green Cemetery / Churchyard Area
suitable for development development development development development	1	required required required	Access through existing industrial estate road. Location subject to junction spacing and visibility splay requirements. Car parking / Hoparking provision based on proposed end use. Leamside Line adjacent. Zero/Low Impact - no Medium Impact - High Impact -	Zero/Low Impact - no or minimal mitigation required required	No significant issues identified.
Site is not considered suitable for development		required	d. Location subject to nents. Car parking / HGV e. Leamside Line	High Impact – significant mitigation required	

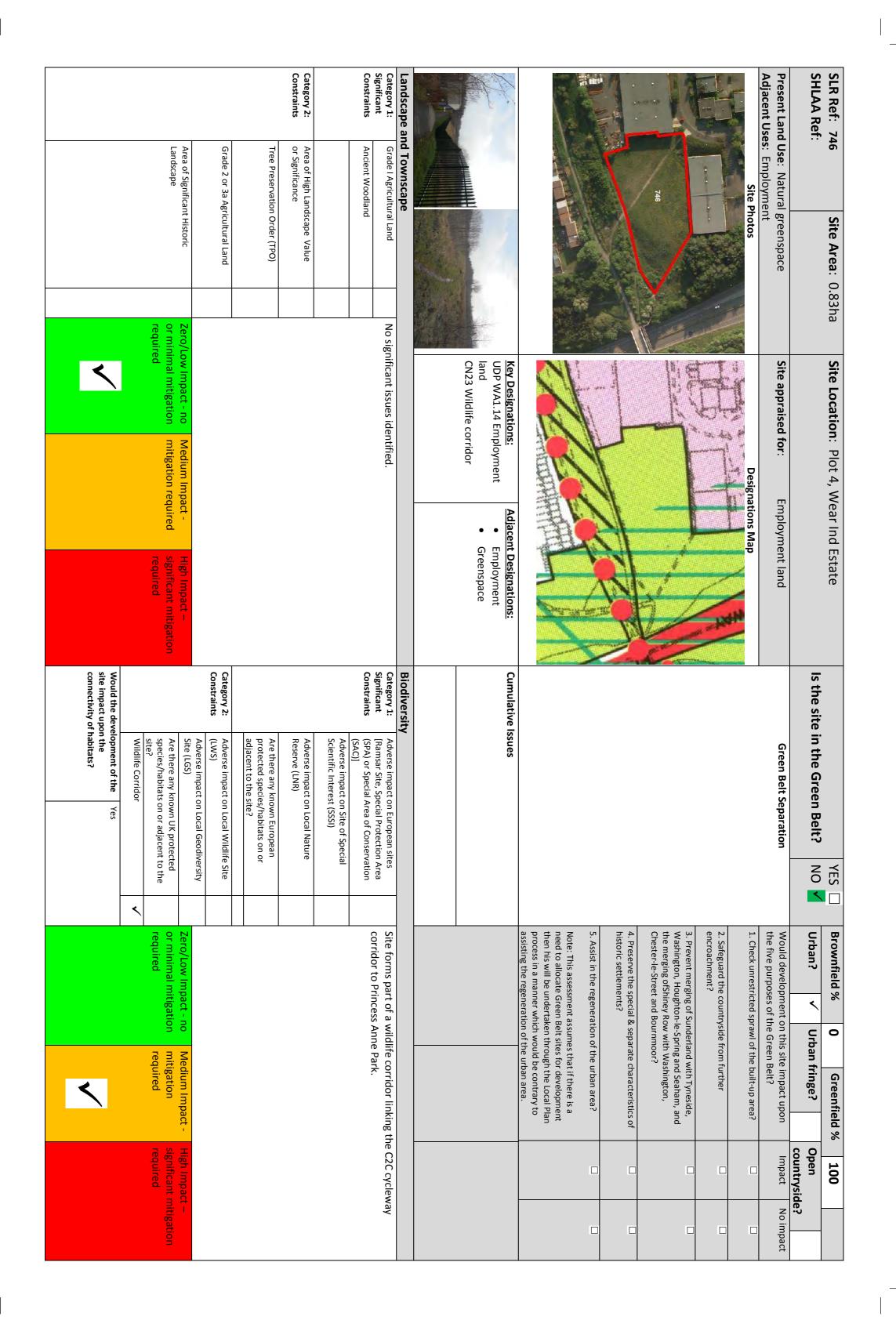
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Lanc	Grac	Tree	Category 2: Area Constraints or Sig		Significant Constraints Ancie	e and							Present Land Use: Adjacent Uses: Em	SLR Ref: 744 SHLAA Ref:
Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Area of High Landscape Value or Significance		Ancient Woodland	Grade I Agricultural Land			744	744		Site Photos	se: Vacant employment site Employment, residential	Site Area: 1
required					o o	No significant issues identified	UDP W/							1.39ha Site Lo Estate
gation mitigation required						sues identified	Key Designations: UDP WA1.11 Employment land			ORMOEM	T.		Site appraised for: Em	cation:
significant mitigation required							 Adjacent Designations: Employment Residential 	温泉			リを行	Designations Map	nployment land	Plot 2-3, Stephenson Industrial
Would the devel site impact upon connectivity of h	Category 2: Ad Constraints (LV Ad	Arr pro ad	Ad Re	Ad Sci		Biodiversity Category 1: Ad	Cumulative Issues	-4	7	ニョン			•	Is the site in
Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor opment of the the abitats?	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity (LGS)	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	verse impact on European sites	es						Green Belt Separation	Is the site in the Green Belt?
•														YES 🗆
or minimal mitigation required						Evidence of priority		5. Assist in the regeneration of the urban are Note: This assessment assumes that if there need to allocate Green Belt sites for develop then his will be undertaken through the Loca process in a manner which would be contrar assisting the regeneration of the urban area.	4. Preserve the special & historic settlements?	3. Prevent merging of Sunderland with Tynes Washington, Houghton-le-Spring and Seahar the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	Safeguard the countryside from further encroachment?	 Check unrestricted spi 	Would development on this site imp the five purposes of the Green Belt?	Brownfield % Urban?
mitigation required					,	priority species pearby		5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special & separate characteristics of historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	/side 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?	O Greenfield % Urban fringe?
significant mitigation required													Impact No impact	% 100 Open countryside?

Historic Environment and Culture Category 1: Scheduled Ancient Monument Significant Constraints World Heritage Site & Setting (candidate) Grade I/Grade II*Listed Building/Structure Category 2: Conservation Area Archaeological Site (Known & potential) Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Constraints World Heritage Site & Setting (+ candidate) Grade I/Grade II*Listed Building/Structure Category 2: Constraints Conservation Area Archaeological Site (Known & potential)	Flooding	Flood Risk Zone 3B (Functional Floodplain)	Flood Risk Zone 3A (High Vulnerability)	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding		Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	Surface Water Flooding within 1 in 30 incidence Surface Water Flooding within 1 in 100 incidence Surface Water Flooding within 1 in 1000 incidence Surface Water Flooding within 1 in 1000 incider Critical Drainage Area Source Protection Zone	Surface Water Flooding – % of la within 1 in 30 incidence (high) Surface Water Flooding – % of la within 1 in 100 incidence (mediu Surface Water Flooding – % of la within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Site Predominantly Flat Predominantly Flat	ography	ography	ography	ography ography straints
	o/Low Impact - no minimal mitigation luired	<	Site is subject to lower in			Zero/Low Impact - no or minimal mitigation required	v Impact - no lal mitigation	v Impact - no lal mitigation	v Impact - no lal mitigation	Zero/Low Impact - no or minimal mitigation required Site lies within a Coal Ref	Zero/Low Impact - no or minimal mitigation required Site lies within a Coal Ref	Zero/Low Impact - no or minimal mitigation required Site lies within a Coal Ref	Zero/Low Impact - no or minimal mitigation required Site lies within a Coal Reforminimal mitigation required
Does the site have any hist No. Zero/Low Impact - no or minimal mitigation required Site is subject to lower in	Medium Impact -		ncidence groundwater flo			Medium Impact - mitigation required	Medium Impact - mitigation required	Medium Impact - mitigation required	Medium Impact - mitigation required ferral Area.	Medium Impact - mitigation required	Medium Impact - mitigation required	Medium Impact - mitigation required	Medium Impact - mitigation required ferral Area. Medium Impact - mitigation required
Does the site have any historical or archaeological signo. Zero/Low Impact - no or minimal mitigation required Site is subject to lower incidence groundwater floating in the site have any historical or archaeological signo.	High Impact — significant mitigation required		oding.			High Impact – significant mitigation required	High Impact – significant mitigation required	High Impact – significant mitigation required	High Impact – significant mitigation required	High Impact – significant mitigation required	High Impact – significant mitigation required	High Impact – significant mitigation required	High Impact – significant mitigation required High Impact – significant mitigation required
o/Low Impact - no minimal mitigation mitigation quired is subject to lower incidence groundwater flo	sed dev	Is the proposed develor designated as open sp fields?	Is there road capacity Is there water and sew	Is there education/cor	what is the broad accollect shopping services community opportunity	site requirements? What is the broad accessib local shopping services, purcommunity opportunities?	what is the broad accolocal shopping service community opportuni	what is the broad accolocal shopping service community opportuni	what is the broad accessibility of the sit local shopping services, public transport community opportunities? Suitability and Deliverability What is considered suitable on the site?	what is the broad accessibility of the site t local shopping services, public transport, e community opportunities? Community opportunities? Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	what is the broad accolocal shopping services community opportunity opportunit	what is the broad accessibility of t local shopping services, public transcommunity opportunities? community opportunities? Suitability and Deliverabie What is considered suitable on the How many homes could be provided How many jobs could the site provided the s	what is the broad accessibility of the local shopping services, public transportunities? Suitability and Deliverability What is considered suitable on the sit How many jobs could the site provided? How many jobs could the site provided? Site Appraisal Conclusion Retain employment allocation
Green Infrastrice? Category 1: Significant Constraints Category 2: Constraints Category 2: Constraints Is the proposed dev designated as open fields? Infrastructure Is there road capaci	emetery / Churchya emetery / Churchya Jblic Open Space/Play ea atural greenspace Allotment Jblic Right of Way Icleway/ footpath/bridle reen Infrastructure (Dpment site ace or playing		nd Services for site traffic generat verage capacity for sit		requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road nocal shopping services, public transport, education and community opportunities?	nmunity/health facilit essibility of the site to s, public transport, ed ties?	nmunity/health facilit essibility of the site to s, public transport, ed ties?	essibility of the site to s, public transport, ed ties?	nmunity/health facilitiess; public transport, ed ties? peliverability Deliverability litable on the site?	essibility of the site to s, public transport, ed ties? Deliverability Deliverability Deliverability Deliverability The site provided?	nmunity/health facilit essibility of the site to s, public transport, ed ties? Deliverability Itable on the site? Id be provided? The site provide for?	essibility of the site to s, public transport, ed ties? Deliverability Itable on the site? Id be provided? the site provide for? Onclusion	essibility of the site to s, public transport, ed ties? Peliverability Itable on the site? Id be provided? In the site provide for? In allocation
ce? mpact – cant mitigation ed	rd ing Field/Play corridor	_	tion?	v canacity for	local road network,	local road network,	lucation and	lucation and	lucation and Employment	lucation and Employment	lucation and Employment	lucation and Employment	lucation and Employment
Category 1: Significant Constraints Category 2: Category 2: Constraints Category 2: Constraints Cemetery / Churchyard Constraints Natural greenspace Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure and Services Is there road capacity for site traffic generation? Is there education/community/health facility capacity for site requirements? Is there education/community/health facility capacity for site facility capacity for site requirements?	Zero/Low Impact - no or minimal mitigation required	<	Access through existing junction spacing and vis			Zero/Low Impact - no or minimal mitigation required	Zero/Low Impact - no or minimal mitigation required	Zero/Low Impact - no or minimal mitigation required	Zero/Low Impact - no or minimal mitigation required	Zero/Low Impact - no or minimal mitigation required	Zero/Low Impact - no or minimal mitigation required	Zero/Low Impact - no or minimal mitigation required	Zero/Low Impact - no or minimal mitigation required Site is considered suitable for development
Green Infrastructure Category 1: Significant Constraints Category 2: Category 2: Constraints Cemetery / Churchyard Category 2: Area Public Open Space/Playing Field/Play Area Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor designated as open space or playing fields? Infrastructure and Services Is there road capacity for site traffic generation? Is there education/community/health facility capacity for	Medium Impact - mitigation required		g industrial estate roac	d on proposed end dsc		Medium Impact - mitigation required	Medium Impact - mitigation required	Medium Impact - mitigation required	Medium Impact - mitigation required	Medium Impact - mitigation required	Medium Impact - mitigation required	Medium Impact - mitigation required	Medium Impact - mitigation required Site is considered potentially suitable for development
Gategory 1: Significant Constraints Centegory 2: Category 2: Category 2: Constraints Constraints Cemetery / Churchyard Category 2: Area Allotment Public Open Space/Playing Field/Play Constraints Allotment Public Right of Way (cycleway) foorpath/bridleway) Green Infrastructure and Services Is there road capacity for site traffic generation? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to bread capacity for site capa	High Impact – significant mitigation required		d. Location subject to ents. Car parking / HGV	ņ		High Impact – significant mitigation required	High Impact – significant mitigation required	High Impact – significant mitigation required	High Impact – significant mitigation required	High Impact – significant mitigation required	High Impact – significant mitigation required	High Impact – significant mitigation required	High Impact – significant mitigation required Site is not considered suitable for development



								(+10m	High Voltage electricity line(+10m	
							<	er Zone land nd coal	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area	Category 2: Constraints
sidered Site is considered Site is not considered e for potentially suitable for ment suitable for development development	Site is considered suitable for development		Retain employment allocation	Retain em	High Impact – significant mitigation required	Medium Impact - mitigation required	Zero/Low Impact - no or minimal mitigation required	imity or fer zone)	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Category 1: Significant Constraints
			Site Appraisal Conclusion	Site Appr					Steep Slope	
			How many jobs could the site provide for?	How many jo			•		Gentle Slope	
		Ешрюушен	How many homes could be provided?	How many h		entified.	No significant issues identified.	~	riedoffillantly riat	Topography
		1	Suitability and Deliverability	Suitabilit		-		ion	Ground Conditions & Contamination	Ground Co
									Source Protection Zone	
							<	of land 5% less)	Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	
								of land (h) of land	within 1 in 100 incidence (medium) within 1 in 100 incidence (medium)	
required	required				required		required	of land		
Impact -	<u>a</u> =				High Impact — significant mitigation	Medium Impact - mitigation required	Zero/Low Impact - no or minimal mitigation		Vulnerability) Groundwater Flooding	
		ocal road network cation and	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	What is the I local shoppir community o						
Car parking / HGV parking provision based on proposed end use	Car parking /	capacity for	Is there education/community/health facility capacity for site requirements?	Is there education/ site requirements?					Flood Risk Zone 3A (High Vulnerability)	
Access through existing industrial estate road. Location of access to be clarified. No direct access to the Western Highway. Access location subject to junction spacing and visibility splay requirements.	Access throu be clarified. location subi	on?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Is there road can list here water a requirements?	flooding.	subject to lower incidence groundwater flooding	Site is subject to lower	nal	Flood Risk Zone 3B (Functional Floodplain)	
	_	-	Infrastructure and Services	Infrastruc				-		Flooding
<			Is the proposed development site designated as open space or playing fields?	Is the propos designated a fields?			<			
Impact - noMedium Impact -High Impact -I mitigationmitigationsignificant mitigationrequiredrequired	Zero/Low Im or minimal m required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor		High Impact – significant mitigation required	Medium Impact - mitigation required	Zero/Low Impact - no or minimal mitigation required	<u></u> &	Archaeological Site (Known & potential)	
			Allotment						Conservation Area	
	<u> </u>		Natural greenspace					ıcture	Grade II Listed Building/Structure	Category 2: Constraints
	<u> </u>		Public Open Space/Playing Field/Play Area	Category 2: Constraints					Grade I/Grade II*Listed Building/Structure	
			Cemetery / Churchyard					ng (+	World Heritage Site & Setting (+ candidate)	
טופפון וווון מטנו ערנעוב מווע נווב וומנוטוומו כאכוב וופנשטוא.	00000		Village Green	Constraints			V.C.	0		Constraints
Site provides amenity greenspace and woodland. Site lies adjacent to a	Site provides a	1 (ЕН List)	Historic Park or Garden (єн ціst)	Category 1:	significance?	Does the site have any historical or archaeological significance?	Does the site have any hi	ent esignated)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Category 1: Significant
			Green Intrastructure	Green Int					Historic Environment and Culture	HISTORIC EN



Topography Gentle Slope Undulating Steep Slope	Site Predominantly Flat	ound Cond	Flood Risk Zon Vulnerability) Groundwater Surface Wate within 1 in 30 Surface Wate within 1 in 10 Surface Wate within 1 in 10 Critical Draina Source Protee		Flooding	Archaeolo potential)	Category 2: Grade II Listed Buil Constraints Conservation Area	Grade I/Grade II*L Building/Structure	World Her candidate)	Category 1: Schedulec Significant (+ 50m bu Constraints	Historic Environment and Culture
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal		& Contamination	re 2(Medium Flooding r Flooding — % of land incidence (high) r Flooding — % of land 0 incidence (medium) r Flooding — % of land 0 incidence (less) ge Area tion Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	_	Archaeological Site (Known & potential)	Grade II Listed Building/Structure Conservation Area	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	nt and Culture
Zero/Low Impact - no or minimal mitigation required	No significant issues identified		zero/Low Impact - no or minimal mitigation required	Site is subject to lower incidence groundwater flooding.		Zero/Low Impact - no or minimal mitigation required				Does the site have any historical or archaeological significance?	
Medium Impact - mitigation required	ntified.		Medium Impact - mitigation required	ncidence groundwater fl		Medium Impact - mitigation required				orical or archaeological si	
High Impact – significant mitigation required			High Impact – significant mitigation required	ooding.		High Impact – significant mitigation required				gnificance?	
Employment uses would adjacent industrial uses	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	Public Right of (cycleway/ footpat Green Infrastrunts the proposed development site designated as open space or playing fields?		Category 2: Constraints		Category 1: Significant Constraints	Green Infrastructure
Employment uses would be appropriate given the adjacent industrial uses	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	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	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor elopment site space or playing	Natural greenspace Allotment	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Historic Park or Garden (EH list) Village Green	ucture
iate given the	Employment			on? capacity for ocal road network, cation and		orridor	•	g Field/Play	<u> </u>	1 (EH List)	
Site is considered suitable for development			Zero/Low Impact - no or minimal mitigation required	Access through existing industrial estate road. Access location subject to junction spacing and visibility splay requirements. C parking / HGV parking provision based on proposed end use.		Zero/Low Impact - no or minimal mitigation required				Site forms natural greenspace and forms part of a Green Infrastructure corridor linking the C2C national cycle network and Princess Anne Park.	
Site is considered potentially suitable for development			Medium Impact - mitigation required	ndustrial estate roading and visibility splay		Medium Impact - mitigation required				space and forms par nking the C2C natior	
Site is not considered suitable for development			High Impact – significant mitigation required	d. Access location y requirements. Car oposed end use.		High Impact – significant mitigation required				าt of a Green าลl cycle network and	

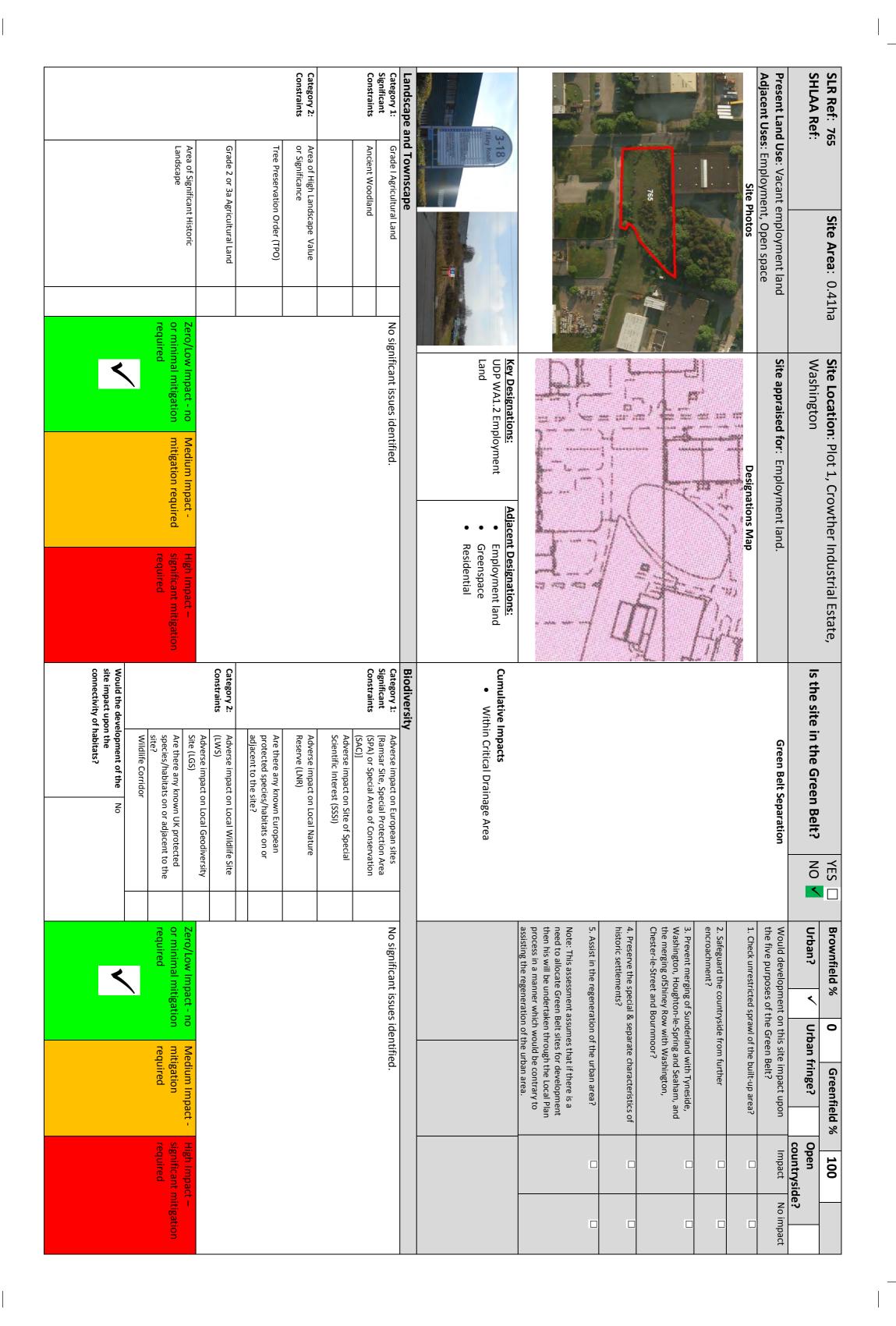
			Category 2: Constraints		Significant Constraints		Landscape a						Adjacent Uses: En	SHLAA Ret:	SLR Ref: 7
Area of Significant Historic Landscape	Grade 2 or 3a Agri	Tree Preservation Order (TPO)	Area of High Landscape Value or Significance		Ancient Woodland	Grade I Agricultural Land	and Townscape		///si .		761		Adjacent Uses: Employment, greenspace Site Photos		761
Historic	2 or 3a Agricultural Land	Order (TPO)	scape Value										nployment, greenspace Site Photos		Site Area: 0.32ha
Zero/Low Impact - no or minimal mitigation required						No significant issues identified.		Key Designations: UDP WA1.10 Employment land		d.	Stephness		Site appraised for:	Estate	Site Location:
Medium Impact - mitigation required						entified.		n <u>s:</u> nployment		Y			Design		n: Plot 4, Stepl
								 djacent Designations: Employment Greenspace 	, <u>, </u>	7	al Estate (Ha-	ations Map		henson Industrial
tigation								nt e		لأسي	了				trial
Are there any species/habita site? Would the development of the site impact upon the connectivity of habitats?	Category 2: A Constraints (I	ω το Δ	R Þ	S A	Significant [] Constraints ()		Biodiversity	Cumulative Issues						Is the site in	;
Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor opment of the the abitats?	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	[Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	Adverse impact on European sites		ues					Green Beit Separation	Is the site in the Green Belt?	
jacent to the	Wildlife Site Geodiversity	opean ts on or	Nature	f Special	conservation	ean sites							ion	Z	
Zero/Low Impact - no or minimal mitigation required						Evidence of pric			5. Assist in the regen	4. Preserve the specinistoric settlements?	3. Prevent merging of Sunderland washington, Houghton-le-Spring at the merging of Shiney Row with Wa Chester-le-Street and Bournmoor?	2. Safeguard the co encroachment?	the five purposes 1. Check unrestricts	Urban?	Brownfield %
						priority species nearby.			5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	special & separate characteristics of ents?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	Safeguard the countryside from further encroachment?	the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area?	Urban fringe?	0
npact -						rby.			there is a evelopment le Local Plan ontrary to la rea.	racteristics of	1 Tyneside, seaham, and ngton,	:her	t? ilt-up area?		Greenfield %
High Impact – significant mitigation required													□ pact	side	100
gation															

Category 2: Orade II Listed Building/Structure Constraints Conservation Area Archaeological Site (Known & Zero/Low Impact - no Archaeological Si	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 Building/Structure	Does the site have any historical or archaeological significance? Originally part of Usworth Colliery.	ological significa		Green Infrastructure cological significance? Category 1: Significant Constraints Historic Park or Garden (εн ust) Village Green Village Green Category 2: Constraints Cemetery / Churchyard Public Open Space/Playing Field/Play Area
Acchaeological Site (Known & Zero/Low Impact - no potential) Flood Risk Zone 36 (Functional Floodplain) Flood Risk Zone 2 (Medium Vulnerability) Groundwater Flooding - % of land within 1 in 30 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Surface Water Flooding - % of land within 1 in 1000 in 10	ory 2:	Grade I/Grade II*Listed Building/Structure Grade II Listed Building/Structure Conservation Area			Cate	
Flood Risk Zone 3B (Functional Flood Risk Zone 3A (High Vulnerability) Flood Risk Zone 2 (Medium Impact - no Vulnerability) Flood Risk Zone 2 (Medium Impact - no Vequired Vulnerability) Flood Risk Zone 2 (Medium Impact - no Vequired Vulnerability) Flood Risk Zone 2 (Medium Impact - no Vequired Vulnerability) Flood Risk Zone 2 (Medium Impact - no Vequired Vulnerability) Flood Risk Zone 2 (Medium Impact - no Vequired Vulnerability) Flood Risk Zone 2 (Medium Impact - no Vequired Vulnerability) Flood Risk Zone 2 (Medium Impact - no Vequired Vulnerability) Flood Risk Zone 2 (Medium Impact - no Vequired Vulnerability) Flood Risk Zone 2 (Medium Impact - no Vequired Vulnerability) Flood Risk Zone 2 (Medium Impact - no Vequired Vulnerability) Flood Risk Zone 2 (Medium Impact - no Vequired Vulnerability) Flood Risk Zone 2 (Medium Impact - no Vequired Vulnerability) Flood Risk Zone 2 (Medium Impact - no Vequired Vulnerability) Flood Risk Zone 2 (Medium Impact - no Vequired Vulnerability) Flood Risk Zone 2 (Medium Impact - no Vequired Vulnerability) Flood Risk Zone 2 (Medium Impact - no Vequired Vulnerability) Flood Risk Zone 2 (Medium Impact - no Vequired Vulnerability) Flood Risk Zone 2 (Medium Impact - no Vequired Vulnerability) Flood Risk Zone 2 (Medium Impa		gical Site (Known &	Zero/Low Impact - no Medium Impact - or minimal mitigation mitigation required	Impact icant m	itigation	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor
Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability) Vulnerability) Flood Risk Zone 2(Medium Vulnerability) Vulnerability Vulnerability) Vulnerability Vulner					Is the desig fields	Is the proposed development site designated as open space or playing fields?
Hood Risk Zone 3A (High Vulnerability) Flood Risk Zone 2(Medium Mitigation required Flood Risk Zone 2(Medium Impact - no Imp	looding				Infr	Infrastructure and Services
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 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 100 incidence (Ingh) Surface Water Flooding -% of land within 1 in 100 incidence (Ingh) Surface Water Flooding -% of land within 1 in 100 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 300 incidence (Ingh) Surface Water Flooding -% of land within 1 in 3		Floodplain)	site is subject to lower incidence groundwater flooding	•	Is the	Is there water and sewerage capacity for site requirements?
Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding — % of land within 1 in 30 incidence (high) Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 100 incidence (medium) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Fredominantly Flat Predominantly Flat Predominantly Flat Predominantly Flat Flooding — % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals 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)		Flood Risk Zone 3A (High Vulnerability)			Is the site r Wha local com	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?
Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Predominantly Flat Predominantly Flat Predominantly Flat Predominantly Flat Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Niddle 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)		ne 2(Medium Flooding	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required	Impact – icant mitiga red	ation	ation
Surface Water Flooding –% of land within 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone Source Protection Zone Fredominantly Flat 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)		Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land				
Source Protection Zone onditions & Contamination 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) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Minerals Landfill sites, Contaminated land 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)			5%			
Predominantly Flat Predominantly Flat Predominantly Flat Site lies within a Coal Referral Area. Potential hist from past coal mining use. 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)		Source Protection Zone				
Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal High Voltage electricity line(+10m buffer zone) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Medium Impact - no or minimal mitigation required required required required Medium Impact - no mitigation required required required	Site College			contaminati		On What is considered suitable on the site?
Undulating Steep Slope Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Medium Impact - no or minimal mitigation required required required Medium Impact - no mitigation mitigation required	Topography		from past coal mining use.		How	How many homes could be provided?
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) Medium Impact - no or minimal mitigation required required required Medium Impact - no mitigation mitigation required		Undulating			How	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 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) Medium Impact - no or minimal mitigation required required Prequired Medium Impact - no or minimal mitigation required required		Steep Slope			Site	Site Appraisal Conclusion
COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Miffer zone) Or minimal mitigation mitigation required required	Category 1:	Health & Safety Executive (HSE)	Medium Impact -	lmnact –	Ret	Retain employment allocation
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Medium Impact - mitigation required	Impact – icant mitig red		Retain employment allocation
Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Category 2: Constraints	le				
Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		<u>a</u>	< < < < < < < < < < < < < < < < < < <			
buffer zone)		Minerals Safeguarded Area High Voltage electricity line(+10m				

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	Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Tree Preservation Order (TPO)	Category 2: Area of High Landscape Value Constraints or Significance	Constraints Ancient Woodland	Category 1: Grade Agricultural Land Significant	Landscape and Townscape					764	10000000	Present Land Use : Greenspace Adjacent Uses : Employment land, former railway	SHLAA Ref:	SLR Ref: 764 Site Area: 0.29ha
	Zero/Low Impact - no or minimal mitigation required required					No significant issues identified.		•	Key Designations:Adjacent Designations:UDP WA1.3 Employment• Employment				Designati	Site appraised for: Employment land ailway	Washington	29ha Site Location: Glover Ind Estate Plot 5,
Would the development of the site impact upon the connectivity of habitats?	, ,	Category 2: Adverse impact on Local Wildlife Site Constraints (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Constraints (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI)		Biodiversity		Cumulative Issues					Green Belt Separation	Is the site in the Green Belt? NO	
	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required					Site lies on the edge of a wildlife corridor and in proximity to Local				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	historic settlements? 5. Assist in the regeneration of the urban area?		1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon the five purposes of the Green Belt?	Urban? V Urban fringe?	Brownfield % 0 Greenfield %
	High Impact – significant mitigation required				מניניה גי מוכמ.	ximity to Local								act No impact	Open countryside?	100

Consequence	Historic Environment and Culture Category 1: Scheduled Ancient Monume Significant (+ 50m buffer zone if not des	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance?		Category 1: Historic Significant Constraints Village (Historic Park or Garden (ЕН List) Village Green) (EH List)	Site provides amenity greenspace, and lies on the edge of a green infrastructure corridor.
Garde (Garde Intested Garde I Used Building Structure Grown I Used Building Structure Contential Contential Contential Contential of groundwater flooding. Econological Site (Grown & Contential) Archaeological Site (Grown & Contential) Flood Risk Zone 3A (High) Flood Risk Zon		World Heritage Site & Setting (+ candidate)			Cemet	ery	Cemetery / Churchyard	/ Churchyard
Grade II Listed Building/Structure Conservation Area Actherological Site (Known & Zero/Low Impact - no Medium Impact - guired Actherological Site (Known & Zero/Low Impact - no mitigation mitigation required Flood Risk-Zone 3B (Functional Flooding - Software Mater Flooding - Software Water Flooding - Software Flooding - Software Water Flooding - Softw		Grade I/Grade II*Listed Building/Structure				0	Public Open Space/Playing Field/Play Area	pen Space/Playing Field/Play 🗸
Conservation Area Conservation Area Conservation Area	Category 2:	Grade II Listed Building/Structure			Natura		Natural greenspace	greenspace
Achaeological Site (Known & Zero/Low Impact - no mitigation required significant mitigation required required required required significant mitigation required requi	COllection	Conservation Area			Allo	otn	Allotment	otment
oding Flood fist Zone 3h (Functional Flooding - K of Isind Within 1 in 200 indexere (medical) Six Grant (mittigation in 200 indexere (medical) Within 1 in 200 indexere (medical) Six Grant (mitigation in 200 indexere (medical) Within 1 in 200 indexere (medical) Six Grant (mitigation in 200 indexere (medical) Six Grant (mitigation indexer) Six Grant (mitigation		Archaeological Site (Known &		High Impact –	· PJ	ublic	Public Right of Way	
Flood fisk Zone 38 (Functional Flooding - Food fisk Zone 3A (High Vulnerability) Flood fisk Zone 2 (Medium Groundwater Flooding - Food fisk Zone 2 (Medium Impact - Groundwater Flooding - Food fisk Zone 2 (Medium Impact - Groundwater Flooding - Food fisk Zone 2 (Medium Impact - Groundwater Flooding - Food fisk Zone 2 (Medium Impact - Groundwater Flooding - Food fisk Zone 2 (Medium Impact - Gritical Drainage Area Surface Water Flooding - Food fisk Zone 2 (Medium Impact - Gritical Drainage Area Surface Water Flooding - Food fisk Zone 2 (Medium Impact - Gritical Drainage Area Surface Water Flooding - Food fisk Zone 2 (Medium Impact - Gritical Drainage Area Surface Water Flooding - Food fisk Zone 2 (Medium Impact - Gritical Drainage Area Surface Water Flooding - Food fisk Zone 2 (Medium Impact - Gritical Drainage Area Surface) (Medium Impact Area Surface) (Mediu		potential)		significant mitigation description descrip		Green	Green Infrastructure corridor	Green Infrastructure corridor required
Flood Risk Zone 38 (Functional Flooding - Surface Nater Flooding - Surf					Is the proposed development site designated as open space or playi fields?	evelopme en space c	Is the proposed development site Yes designated as open space or playing fields?	Yes
Flood Risk Zone 3A (High Vulnerability) Flood Risk Zone 2 (Medium Criminal mitigation mitigation required Surface Water Flooding – % of land Within 1 in 30 incidence (legs) Surface Water Flooding – % of land Within 1 in 100 incidence (legs) Surface Water Flooding – % of land Within 1 in 100 incidence (legs) Surface Water Flooding – % of land Within 1 in 100 incidence (legs) Surface Water Flooding – % of land Within 1 in 100 incidence (legs) Surface Water Flooding – % of land Within 1 in 100 incidence (legs) Surface Water Flooding – % of land Within 1 in 100 incidence (legs) Surface Water Flooding – % of land Within 1 in 100 incidence (legs) Surface Water Flooding – % of land Within 1 in 100 incidence (legs) Surface Water Flooding – % of land Within 1 in 100 incidence (legs) Surface Water Flooding – % of land Within 1 in 100 incidence (legs) Surface Water Flooding – % of land Within 1 in 100 incidence (legs) Surface Water Flooding – % of land Within 1 in 100 incidence (legs) Surface Water Flooding – % of land Within 1 in 100 incidence (legs) Surface Water Flooding – % of land Within 1 in 100 incidence (legs) Surface Water Flooding – % of land Within 1 in 100 incidence (legs) Surface Water Flooding – % of land Within 1 in 100 incidence (legs) Surface Water Flooding – % of land Within 1 in 100 incidence (legs) Surface Water Flooding – % of land within 1 in 100 incidence (legs) Surface Water Flooding – % of land within 1 in 100 incidence (legs) Surface Water Flooding – % of land within 1 in 100 incidence (legs) Surface Water Flooding – % of land within 1 in 100 incidence (legs) Surface Water Flooding – % of land within 1 in 100 incidence (legs) Surface Water Flooding – % of land within 1 in 100 incidence (legs) Surface Water Flooding – % of land within 1 in 100 incidence (legs) Surface Water Flooding – % of land within 1 in 100 incidence (legs) Surface Water Flooding – % of land within 1 in 100 incidence (legs) Surface Water Flooding – % of land within 1 in 100 incidence (legs) Surface	Flooding				Infrastructur	and S	and Services	and Services
Flood Risk Zone 2A (High vulnerability) Flood Risk Zone 2 (Medium Vulnerability) Groundwater Flooding - % of I and within 1 in 100 incidence (high) Surface Water Flooding - % of I and within 1 in 100 incidence (less) Surface Water Flooding - % of I and within 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone Source Protection Zone Source Protection Zone Gentle Slope Undulating Steep Slope Undulating Steep Slope Legality Executive (HSF) Contaminantly Flatt CHAPI Development Proximity or Comminimal mitigation mitigation mitigation mitigation mitigation mitigation mitigation required Fredominantly Flatt CHAPI Development Proximity or Comminimal mitigation mitigation required Steep Slope Steep Slope Legality Executive (HSF) CHAPI Development Proximity or Comminimal mitigation mitigation mitigation mitigation required Frequired Mineral Stages (quarries and coal minimal mitigation mitigation required mitigation required lectricity Pylon (+ 10m buffer zone) Mineral Stages (quarries and coal minimal mitigation mitigation required lectricity Pylon (+ 10m buffer zone) Mineral Stages (quarries and coal minimal mitigation mitigation required mitigation required lectricity Pylon (+ 10m buffer zone) Mineral Stages (quarries and coal minimal mitigation mitigation mitigation required lectricity Pylon (+ 10m buffer zone) Mineral Stages (quarries and coal minimal mitigation mitigation mitigation required lectricity Pylon (+ 10m buffer zone) Mineral Stages (quarries and coal minimal mitigation	9	Flood Risk Zone 3B (Functional			Is there road capa	city for si	Is there road capacity for site traffic generation?	city for site traffic generation? $ \checkmark $ Access from Glover Road / Spire Road roundabout.
Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Volland Within 1 in 100 incidence (less) Source Water Flooding Sk of land Within 1 in 100 incidence (less) Critical Drainage Area Source Protection Zone Undulating Steep Slope Steep Slope Undulating Steep Slope Undulating Steep Slope Steep Slope Undulating Steep Slope Steep Slope Undulating Steep Slope		Floodplain)			Is there water and requirements?	sewerag	Is there water and sewerage capacity for site requirements?	HGV parking
Flood Risk Zone 2 (Medium Medium Impact - no		Flood Risk Zone 3A (High Vulnerability)			Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	cessibi cessibi es, pul	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road netwo local shopping services, public transport, education and community opportunities?	nity/health facility capacity for lility of the site to local road network, blic transport, education and
Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (hegh) Surface Water Flooding – % of land within 1 in 100 incidence (hegh) Surface Water Flooding – % of land within 1 in 1000 incidence (hegs) Surface Water Flooding – % of land within 1 in 1000 incidence (hegs) Surface Water Flooding – % of land within 1 in 1000 incidence (hegs) Surface Water Flooding – % of land within 1 in 1000 incidence (hegs) Surface Water Flooding – % of land within 1 in 1000 incidence (hegs) Frital In 1000 incidence (hegs) Surface Water Flooding – % of land within 1 in 1000 incidence (hegs) Frital In 1000 incidence (hegs) Surface Water Flooding – % of land within 1 in 1000 incidence (hegs) Frital In 1000 incidence (hegs) Surface Water Flooding – % of land within 1 in 1000 incidence (hegs) Frital In 1000 incidence (hegs) Surface Water Flooding – % of land within 1 in 1000 incidence (hegs) Frital In 1000 incidence (hegs) Surface Water Flooding – % of land within 1 in 1000 incidence (hegs) Frital In 1000 incidence (hegs) Surface Water Flooding – % of land within 1 in 1000 incidence (hegs) Frital In 1000 incidence (hegs) Surface Water Flooding – % of land within 1 in 1000 incidence (hegs) Frital In		Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	v Impact - no lal mitigation					Zero/Low Impact - no or minimal mitigation required
Surface Water Flooding — % of land within 1 in 1000 incidence (nedium) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Surface Water Flooding — % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Source Protection Zone Fredominantly Flat Predominantly Flat Contamination Streep Slope Undulating Steep Slope Contamination Streep Slope Contamination Streep Slope Streep Slope Contamination Frequired Medium Impact — Significant mitigation required Fligh Impact — Significant mitigation required Fligh Impact — Significant mitigation required Minerals safeguarded Area High voltage electricity line(+10m Minerals Safeguarded Area High Voltage electricity line(+10m)		Surface Water Flooding – % of land within 1 in 30 incidence (high)						
within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone Source Protection Zone Fredominantly Flat Orndlating Steep Slope Steep Slope Steep Slope Steep Slope Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal miling) Minerals Safeguarded Area High Voltage electricity line(+10m Michael Safeguarded Area High Voltage electricity line(+10m Frequired Significant nitigation mitigation required required minimal mitigation required significant nitigation required required minimal mitigation required significant mitigation required required minimal mitigation required significant mitigation required required minimal mitigation required significant mitigation required required minimal mitigation required required minimal mitigation required significant mitigation required required minimal mitigation required significant mitigation required required minimal mitigation required significant mitigation required required required minimal mitigation required required required minimal mitigation required required required required required minimal mitigation required required required required required minimal mitigation required required required required required required minimal mitigation required required required required required required required required required minimal mitigation required required required required required required required required required minimal mitigation required requir		% of land (medium)						< \
Source Protection Zone Source Protection S & Contamination								
Predominantly Flat Ography Gentle Slope Undulating Steep Slope COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land mining) Minerals Safeguarded Area High Voltage electricity line(+10m More Significant integration and coal mining) No significant issues identified. V No significant issues identified. V No significant issues identified. Medium Impact - no mitigation mitigation required required Sero/Low Impact - no mitigation required required Impact - significant mitigation required required Medium Impact - significant mitigation required required Mining Impact - significant mitigation required required Medium Impact - significant mitigation required required Mining Impact - significant mitigation required required Medium Impact - significant mitigation required required Medium Impact - significant mitigation required Medium Impact - significant mitigation required Mining Impact - significant mitigation required Medium Impact - significant mitigation required Impact - significant mitigation required Medium Impact - significant mitigation required Impact - significant mitigation required Medium Impact - significant mitigation required Medium Impact - significant mitigation required Impact - significant mitigation required Impact - significant mitigation required Medium Impact - significant mitigation required Impact - significant mitigation r	-	Source Protection Zone				? ;		
Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Innerlas Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m High Voltage electricity line(+10m	Site		No significant issues identified.		What is considere	d suitable	٠٠	d suitable on the site? Employment
Gentle Slope Undulating Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m Minerals Safeguarded Area High Voltage electricity line(+10m	Topography				How many home	es could be	How many homes could be provided?	es could be provided?
Steep Slope Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m Steep Slope Zero/Low Impact - no or minimal mitigation mitigation required required or minimal mitigation mitigation required required Medium Impact - significant mitigation required required significant mitigation required required required		Gentle Slope			How many jobs	could the s	How many jobs could the site provide for?	could the site provide for?
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m Required All Minerals Safeguarded Area High Voltage electricity line(+10m Required All Minerals Safety Executive (HSE) Required Required Medium Impact - mitigation required		Steep Slope			Site Appraisa	al Concl	al Conclusion	al Conclusion
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	Catagory 1.	Steep Slope		L				
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Flectricity Pylon (+ 10m buffer zone)	v Impact - no al mitigation	High Impact – significant mitigation required	Retain employ	ment a	Retain employment allocation	ment allocation Site is considered suitable for development
	Catagory 3:	HSE COMAH Middle or Outer Zone						
mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Constraints	Landfill sites, Contaminated land Minerals Legacy (quarries and coal						< _
Inglandings circularly michael		Minerals Safeguarded Area High Voltage electricity line/+10m						



Arc Lar	Gr	Tree	Category 2: Are Constraints or		Significant Constraints An		Landscape and Townscape	3-18 filley Ro							Present Land Use: Vacant em Adjacent Uses: Employment,	SHLAA Ref:	SLR Ref: 766
Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	e Preservation Order (TPO)	Area of High Landscape Value or Significance		Ancient Woodland	al Land	ownscape					766		Site Photos	Present Land Use: Vacant employment land Adjacent Uses: Employment, Open space		Site Area: 0.30ha
Zero/Low Impact - no or minimal mitigation mitigation required						No significant issues identified.		UDP WA1.2 Employment Land				F		Designa	Site appraised for: Employm	Industrial Estate, Washin	Site Location: New plot,
act - High Impact – quired significant mitigation required								 Adjacent Designations: Employment land Greenspace Residential 						Designations Map	ment land.	ngton	, west side of Crowther
Are there any known UK protected species/habitats on or adjacent to the site? Would the development of the site impact upon the connectivity of habitats?	Category 2: Adverse impact on Local Wildlife Site Constraints (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on Site of Special Scientific Interest (SSSI)	Significant [Ramsar Site, Special Protection Area Constraints (SPA) or Special Area of Conservation (SAC)]		Biodiversity	 Within Critical Drainage Area 	Cumulative Impacts						Green Belt Separation	Is the site in the Green Belt?	
t to the	fe Site iversity	or	ro l	ial Sial	n Area vation	ites										0	YES
Zero/Low Impact - no or minimal mitigation required						No significant issues identified.			Note: This assessment assumes that if there is a need to allocate Green Belt sites for developmer then his will be undertaken through the Local Plaprocess in a manner which would be contrary to assisting the regeneration of the urban area.	5. Assist in the regenerat	4. Preserve the special & historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, ar the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted spr	Would development on this site imp the five purposes of the Green Belt?	Urban? V	Brownfield %
Medium Impact - mitigation required						identified.			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 regeneration of the urban area?	4. Preserve the special & separate characteristics of historic settlements?	erging of Sunderland with Tyneside, Houghton-le-Spring and Seaham, and ofShiney Row with Washington, reet and Bournmoor?	side 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?	Urban fringe?	0 Greenfield %
High Impact – significant mitigation required															Impact No impact	Open countryside?	% 100

Category 2: HSE COI Constraints Landfill Mineral mining)	Category 1: Health & S. Significant COMAH De Constraints Inner Zone	Undulating Steep Slope	Gentle	Topography Predo	Ground Condition	Sourc	Critica	Surfa: within	withir	withir	Surfac		Category 2: Flood Constraints Vulner		Flood Vulne	Constraints Floodplain)		Flooding		potential	Archa		Category 2: Grade Constraints	Grade Buildi.	World Her candidate)	Constraints	Category 1: Sched Significant (+ 50n	Historic Environment and Culture
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Undulating Steep Slope	Gentle Slope	Predominantly Hat	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	Surface Water Flooding – % of land	Groundwater Flooding	Flood Risk Zone 2(Medium Vulnerability)		Flood Risk Zone 3A (High Vulnerability)	piain)	Flood Risk Zone 3B (Functional			(iai)	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)	nent and Culture
<u> </u>				\	`\		<					≺ or	Ze			gr	Sit			re	Ze						Doc	
	Zero/Low Impact - no or minimal mitigation required			Pylon running along western corner of the								or minimal mitigation required	Zero/Low Impact - no			groundwater flooding.	Site is located within Critical Drainage Area.		<	or minimal mitigation required	Zero/Low Impact - no						Š	
<	Medium Impact - mitigation required							_	<			mitigation required	Medium Impact -							mitigation required	Medium Impact -						the site have any historical or archaeological significance?	
	High Impact – significant mitigation required			site along Crowther Road.	-							required	High Impact –				Low incidence potential of			required	High Impact –						significance?	
	Retain employr	Site Appraisal Conclusion	How many jobs cou	How many homes	Suitability and									What is the broad accessib local shopping services, pu community opportunities?	Is there education/ site requirements?	Is there water and requirements?	Is there road capac	Infrastructure and Services	Is the proposed development site designated as open space or playing fields?	_				Category 2: Constraints		Constraints	Category 1: Significant	Green Infrastructure
	Retain employment allocation	Conclusion	How many jobs could the site provide for?	How many homes could be provided?	Suitability and Deliverability									What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Is there education/community/health facility capacity for site requirements?	Is there water and sewerage capacity for site requirements?	Is there road capacity for site traffic generation?	and Services	ng	Green Infrastructure corridor	Public Right of Way	Allotment	Natural greenspace	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Village Green	Historic Park or Garden (ен ust)	ucture
				Employment										to local road network, education and	lity capacity for	site	ation?		Yes.	e corridor			4	aying Field/Play	ard		den (ен List)	
<	Site is considered suitable for development											required	Zero/Low Impact - no			subject to junction spacing and visibility splay requirements. parking / HGV parking provision based on proposed end use.	Access through existing industrial estate road. Access location		<	or minimal mitigation required	Zero/Low Impact - no						Site consists of informa	
development	Site is considered potentially suitable for							•	<			required	Medium Impact -		-	cing and visibility splay provision based on pro	industrial estate roa			mitigation required	Medium Impact -						of informal greenspace/scrub land within the	
	Site is not considered suitable for development											required	High Impact –			y requirements. Car oposed end use.	d. Access location			significant mitigation required	High Impact –						nd within the	

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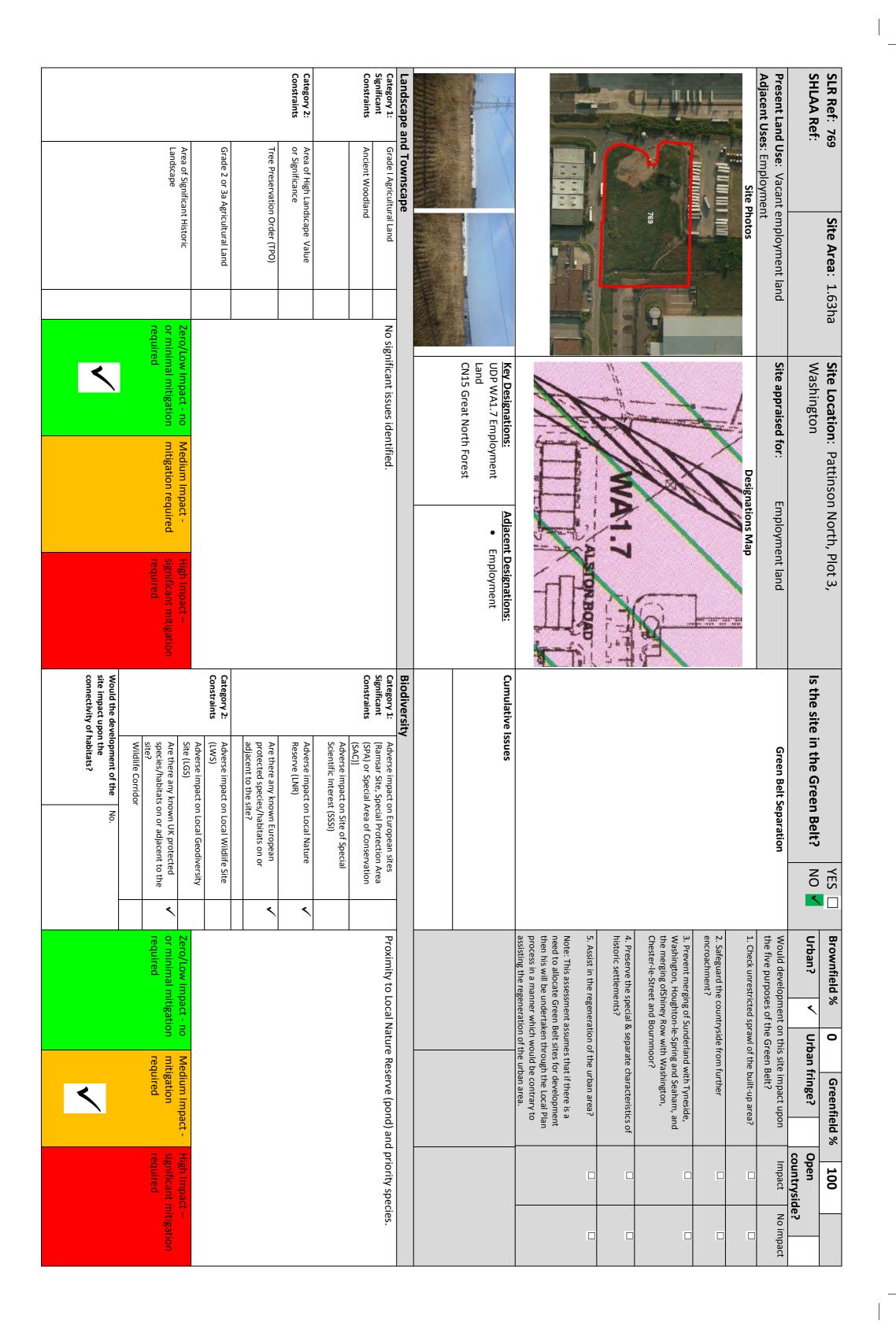
Arc Lar	Gra	Constraints or Sig		Category 1: Grant Significant An	e and	3-18 Tilley Ro					•	Present Land Us Adjacent Uses: E	SHLAA Ref:	SLR Ref: 767
Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	or Significance Tree Preservation Order (TPO)	Area of High Landscape Value	Ancient Woodland	-				767		Site Photos	Present Land Use: Vacant employment land Adjacent Uses: Employment, Open space		Site Area: 0.12ha
Zero/Low Impact - no or minimal mitigation mitigation required				No significant issues identified.		UDP WA1.2 Employment Land					Design	Site appraised for: Employm	Washington	Site Location: Plot 2, Cr
equired significant mitigation required						 Adjacent Designations: Employment land Greenspace Residential 	POAD		/////////////////////////////////////		Designations Map	/ment land.		Crowther Industrial Estate,
Are there any known UK protected species/habitats on or adjacent to the site? Would the development of the site impact upon the connectivity of habitats?	Category 2: Adverse impact on Local Wildlife Site Constraints (LWS) Adverse impact on Local Geodiversity	Are there any known European protected species/habitats on or adjacent to the site?	Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature	Category I: Adverse impact on European sites Significant [Ramsar Site, Special Protection Area Constraints (SPA) or Special Area of Conservation (SAC)]	sity	 Within Critical Drainage Area 	Cumulative Impacts					Green Belt Separation	Is the site in the Green Belt?	
t to the	ife Site	or or	re Sia	n Area rvation									NO <	YES 🗆
Zero/Low Impact - no or minimal mitigation required				No significant issues identified.			5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for developmer then his will be undertaken through the Local 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?	2. Safeguard the countryside from further encroachment?	1. Check unrestricted spr	Would development on this site imp the five purposes of the Green Belt?	Urban? ✓	Brownfield %
Medium Impact - mitigation required				identified.			5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special & separate characteristics of historic settlements?	erging of Sunderland with Tyneside, Houghton-le-Spring and Seaham, and ofShiney Row with Washington, reet and Bournmoor?	side 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?	Urban fringe?	0 Greenfield %
High Impact – significant mitigation required												Impact No impact	Open countryside?	% 100

Category 1: Scheduled Ancient Monume Significant (+ 50m buffer zone if not dea Constraints World Heritage Site & Settin candidate)	Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate)	Does the site have any historical or archaeological significance?		Category 1: Significant Constraints				Historic Park or Garden (EH List) Village Green Cemetery / Churchyard Site consists area.	Historic Park or Garden (EH List) Village Green Cemetery / Churchyard
	candidate) Grade I/Grade II*Listed Building/Structure			Category 2:	Public Open Space/Playing Field/Play Area	ng Field/Play			
Category 2:	Grade II Listed Building/Structure				Natural greenspace				
	Conservation Area				Allotment				
	Archaeological Site (Known & potential)	Zero/Low Impact - no	High Impact – significant mitigation required		Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	_{Jay)} orridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
		<		Is the proposed development site designated as open space or playing fields?	elopment site Yes. space or playing		<	:	
Flooding				Infrastructure and Services	and Services				
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Site is located within Critical Drainage Area. Low groundwater flooding.	Low incidence potential of	Is there road capacit Is there water and some requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	on?	Access through existing industrial estate road. Access location subject to junction spacing and visibility splay requirements. C	industrial estate road ing and visibility splay	. Access location 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?	capacity for ocal road network, cation and	000		
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no	High Impact – significant mitigation required				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	<					<		
Ground C	Ground Conditions & Contamination			Suitability and Deliverability	Deliverability				
Site Topography	Predominantly Flat	Pylon running along western corner of the site ale	site along Crowther Road.	What is considered suitable on the sit How many homes could be provided?	What is considered suitable on the site? How many homes could be provided?	Employment			
	Gentle Slope Undulating			How many jobs coul	How many jobs could the site provide for?				
	Steep Slope			Site Appraisal Conclusion	Conclusion				
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation mitigation required	High Impact – significant mitigation required	Retain employment allocation	nent allocation		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<					<		

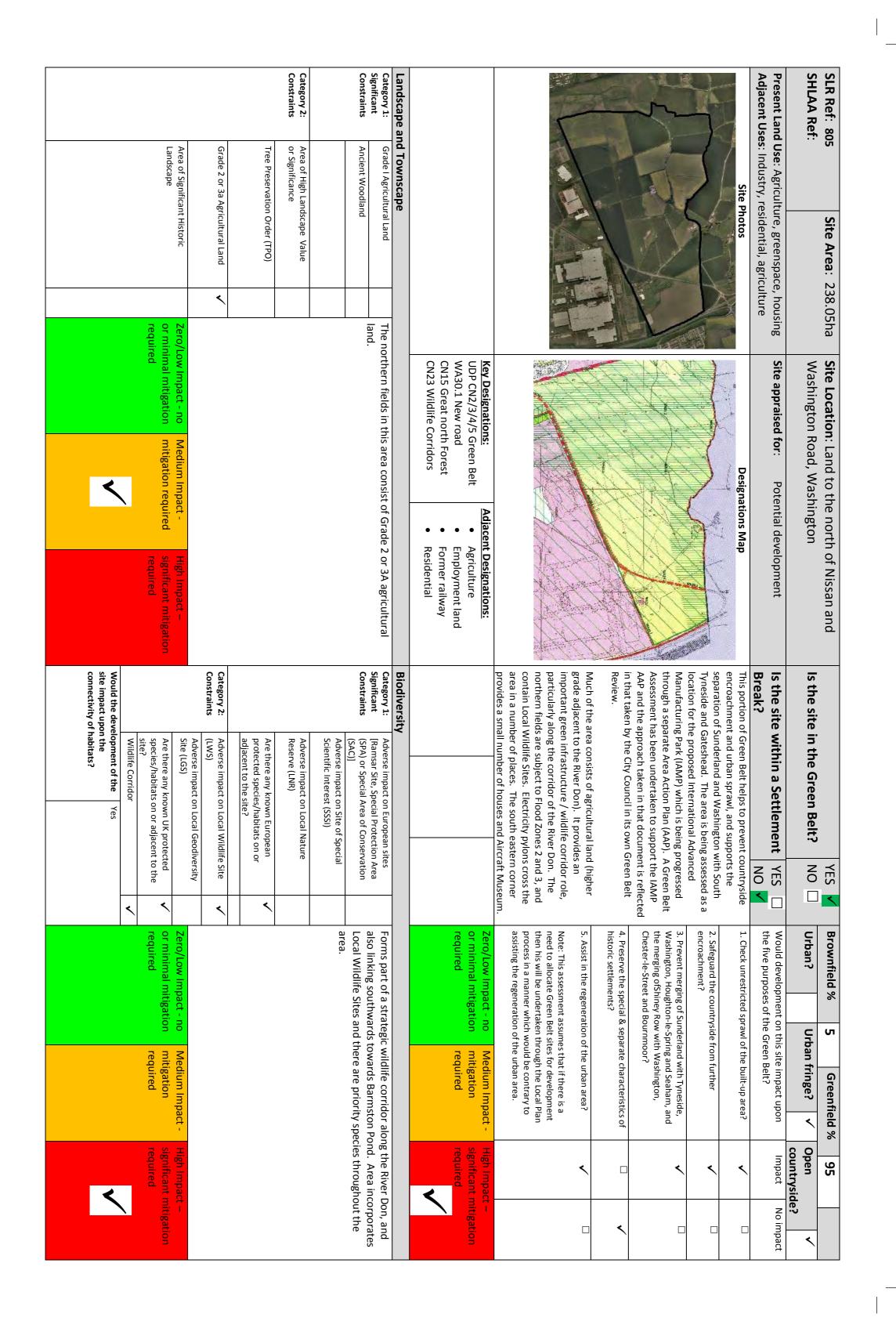
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Historic Env			Category 2: Constraints	Category 1: Significant Constraints	Landscape a						Adjacent Us	Present Land Use:	SLR Ref: 76 SHLAA Ref:	
Environment and C	Area of Significant Historic Landscape	Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land	Area of High Landscape or Significance	Grade I Agricultural Land Ancient Woodland	Landscape and Townscape				76		Adjacent Uses: Employment Site Photos	d Use: Natural ₈	768 ef:	
Culture	Historic	Order (TPO)	scape Value	al Land							nt notos	Natural greenspace	Site Area: 0.4	
	Zero/Low or minima required			No signific		Ke UI			Timini Timini			Si	0.46ha Si W	
	Zero/Low Impact - no or minimal mitigation required			No significant issues identified		Key Designations: UDP WA1.14 Employment land CN23 Wildlife corridor	MI	I				Site appraised for:	Site Location: Washington	
	Medium Impact - mitigation required			tified.		ii: Ac bloyment Ac ridor					Design		Plot 3, Wea	
	red					Idjacent Designations:EmploymentGreenspace		\F			ons Map	Employment land	ar Industrial Estate,	
	High Impact – significant mitigation required					ations: nent ace							Estate,	
Green Infrastructure	Site (LGS) Are there any species/habita site? Would the development of the site impact upon the connectivity of habitats?	Category 2: Constraints		Category 1: Significant Constraints	Biodiversity	Cumulative Issues	A SA SA SAME BOOK			(Martin et la (Martin et la et)			Is the site	
tructure	Site (LGS) Are there any known UK protected species/habitats on or adjacent to site? Wildlife Corridor lopment of the Yes abitats?	Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife (LWS) Adverse impact on Local Geodive	Adverse impact on Local Nature Reserve (LNR)	Adverse impact on European site: [Ramsar Site, Special Protection A (SPA) or Special Area of Conserva (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI)		sues						Green Belt Separation	Is the site in the Green Belt?	
	Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor opment of the the the abitats?	Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity	n Local Nature	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI)								paration	Belt? YES	
	<												S S	
	Zero/Low Impact - no or minimal mitigation required			Site forms part of a wildlife cor corridor to Princess Anne Park.			5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	4. Preserve the special historic settlements?	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, ar the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	Safeguard the countryside from further encroachment?	the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area?	Would development on this site impact upon	Brownfield % Urban?	
				of a wildlife Icess Anne P			eneration of th nent assumes the reen Belt sites a dertaken throu der which would leration of the	ecial & separato ts?	g of Sunderland thton-le-Spring ney Row with V	ountryside fron	s of the Greer ted sprawl of th	nent on this si	•	
	Medium Impact - mitigation required			Site forms part of a wildlife corridor linking the C2C cycleway corridor to Princess Anne Park.			regeneration of the urban area? ssment assumes that if there is a e Green Belt sites for development undertaken through the Local Plan nner which would be contrary to generation of the urban area.	special & separate characteristics of ents?	ging of Sunderland with Tyneside, oughton-le-Spring and Seaham, and Shiney Row with Washington, et and Bournmoor?	n further	n Belt? ne built-up area?	te impact upon	O Greenfield % Urban fringe?	
	High Impact – significant mitigation required			he C2C cyclewa								Impact N		
	tigation			¥								No impact		

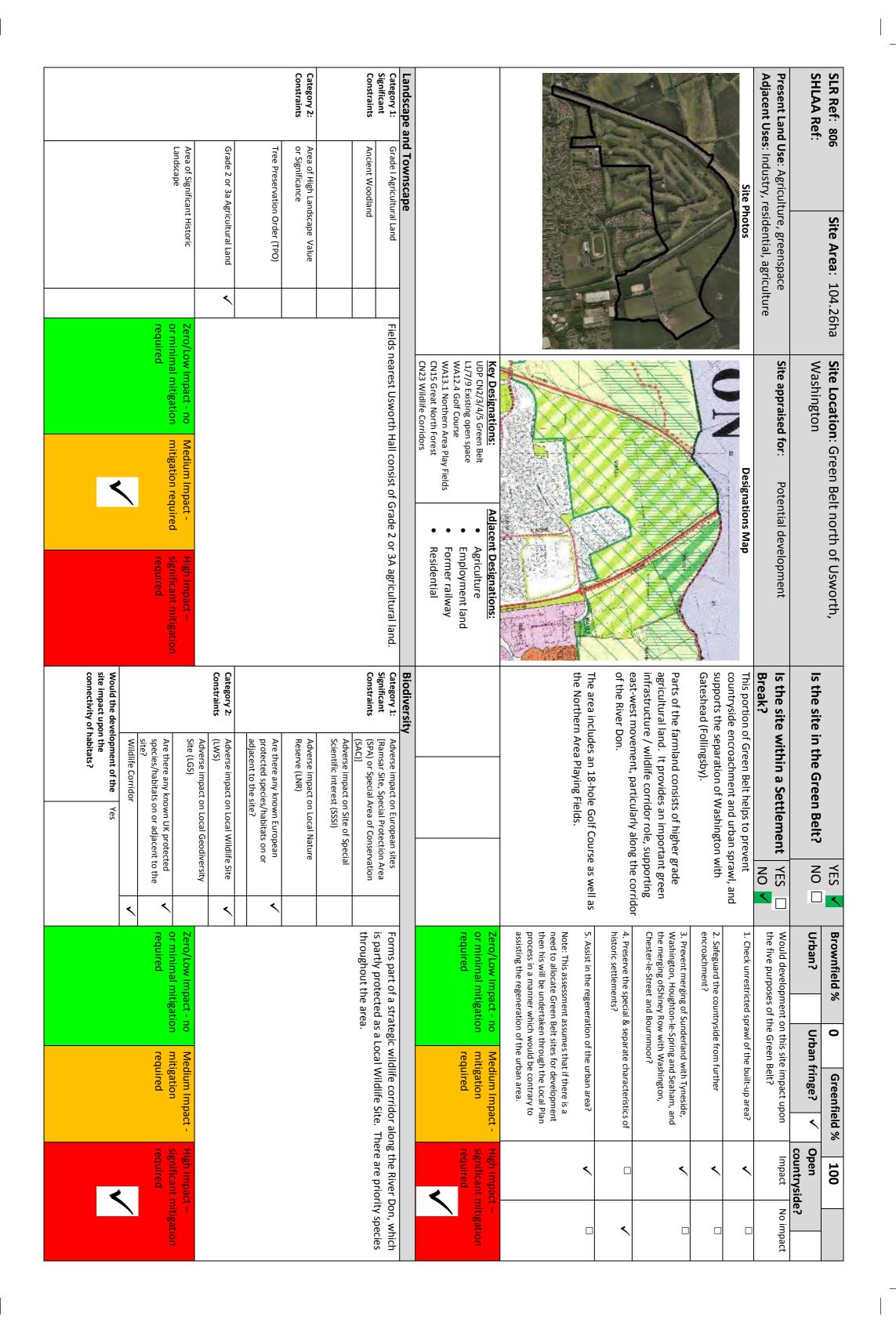
Category 1: Significant Constraints Category 2: Constraints	Topography	Ground Con			Flooding		Category 2: Constraints			Category 1: Significant Constraints
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination Site Predominantly Flat	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	_	Archaeological Site (Known & potential)	Grade 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)
zero/Low Impact - no or minimal mitigation mrequired	So of British and South an	✓ No significant issues identified	zero/Low Impact - no or minimal mitigation required	Site is subject to lower incidence groundwater flooding.		Zero/Low Impact - no or minimal mitigation mrequired				Does the site have any historical or archaeological significance?
Medium Impact - mitigation required		ified	Medium Impact - mitigation required	idence groundwater fl		Medium Impact - mitigation required				rical or archaeological s
High Impact – significant mitigation required			High Impact – significant mitigation required	looding.		High Impact – significant mitigation required				ignificance?
Retain emplo	How many home How many jobs o	Suitability a What is consider		Is there road capacity for si Is there water and sewerage requirements? Is there education/commu site requirements? What is the broad accessib local shopping services, pu community opportunities?	Infrastructu	Is the proposed designated as op fields?		Category 2: Constraints		Category 1: Significant Constraints
Retain employment allocation	r?	Suitability and Deliverability What is considered suitable on the site? Employment		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 Yes.	Natural greenspace Allotment	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Historic Park or Garden (EH Ust) Village Green
		vment		or vertwork,		<	<	Y		
Site is considered suitable for development			Zero/Low Impact - no or minimal mitigation required	Access through existing industrial estate road. Access location subject to junction spacing and visibility splay requirements. Cparking / HGV parking provision based on proposed end use.		Zero/Low Impact - no or minimal mitigation required				Site forms informal greenspace within the industrial estate. It also lies on the edge of a Green Infrastructure corridor linking the C2C national cycle network and Princess Anne Park.
Site is considered potentially suitable for development			Medium Impact - mitigation required	industrial estate roac ing and visibility splay rovision based on pro		Medium Impact - mitigation required				enspace within the ince en Infrastructure cor
Site is not considered suitable for development			High Impact – significant mitigation required	l. Access location requirements. Car posed end use.		High Impact – significant mitigation required				Justrial estate. It also ridor linking the C2C k.



Historic Environment and Culture Category 1: Scheduled Ancient Monume Cirnfficant (4-50m buffer zone if not deep	Scheduled Ancient Monument (+ 50m huffer zone if not designated)
Constraints	Q Q
	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	
	Flood Risk Zone 3B (Functional Floodplain)
	Flood Risk Zone 3A (High Vulnerability)
	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding
	Surface Water Flooding –% of land within 1 in 30 incidence (high)
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)
	within 1 in 1000 incidence (less) Critical Drainage Area
Ground Co	Source Protection Zone Ground Conditions & Contamination
Site	Predominantly Flat
Topography	i i cao i i i i ai i i i i i i i i i i i i i
	Gentle Slope Undulating
	Steep Slope
Category 1:	Health & Safety Executive (HSE)
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 Minerals Legacy (quarries and coal
	mining) Minerals Safeguarded Area
	High Voltage electricity line(+10m

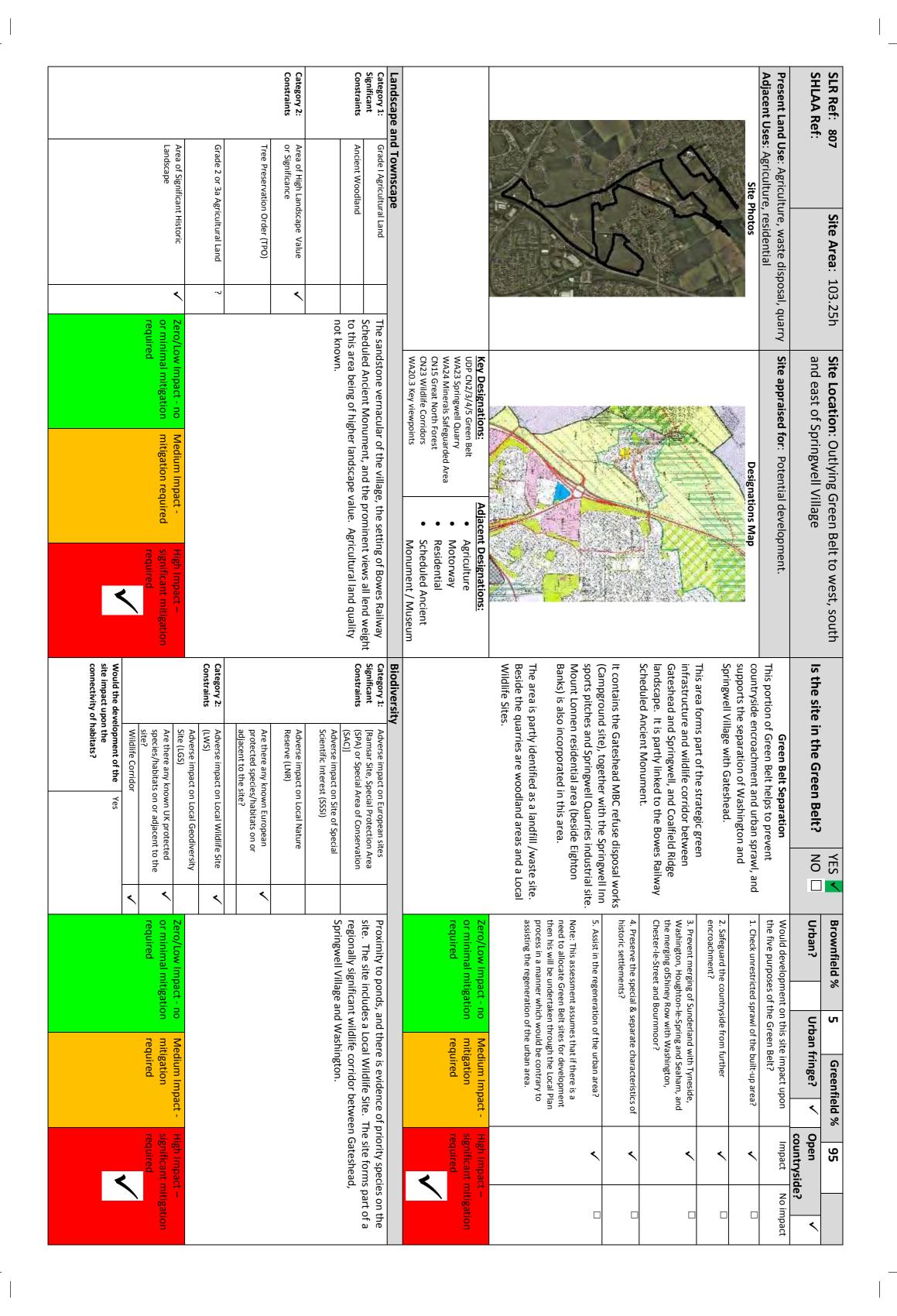


Security (a) The interview of exhibitions and an interview of the interview of exhibitions and the interview of the interview	Historic Env	Historic Environment and Culture	Door the city have any history		rificação	Green Infrastructure	ructure		The city forms of the city forms	55	of social control of social co
Content Con	Significant Constraints	(+ 50m buffer zone if not designated)	Local archaeological signification the site for RAF Usworth.	ficance. Three Horse Sh	noes PH locality was	Significant Constraints	Village Green		north-south linking Usworth Pond southwards to Severn Houses and Barmston Pond LNR, as well as the east-west corridor along the River	vorth Pond southward well as the east-west	ปร to Sev corrido
Gode 1986 A vinced intend indigitations of the professional particular of the professional pa		World Heritage Site & Setting (+ candidate)					Cemetery / Churchy	ard		y, the site contains small portions of natural/semi- bace, as well as sports pitches near to the Nissan A limited number of rights of wav exist in the area.	near to
Conservation Area Cons		Grade I/Grade II*Listed Building/Structure	,			Category 2: Constraints	Public Open Space/Pla Area		Ŋ		
Acheonogical Site (forover & Zena/Lawi impact - no Medium Impact) - equired proposed Site (forover & Zena/Lawi impact - no Medium Impact) - equired proposed Site (forover & Zena/Lawi impact - no Medium Impact) - (Experience) - (Exp	Category 2:	Grade II Listed Building/Structure					Natural greenspace	<	`\		
Production Pro	Constraints	Conservation Area	•				Allotment				
Ancheological Size Coronna, 8. Zeros Loverinos Proceedings Process P		COUNCI VALIO II AI CA					Allouthelit				
Read sist 2 are 38 Functional Concess and 3 (associated with the Luxorth Rum and Services where foodings are subject to 15 30 incidence surface water foodings.)				Medium Impact - nitigation required	High Impact – significant mitigation		Public Right of Way (cycleway/ footpath/brid		`	Medium Impact - mitigation	High Impact – significant mitigation
Food Rak Zone 38 (functional Foodbar) Vulnerability) Vulnerabil			ai iiiugacioii	IIIIgatioi Tequited	required		Green Infrastructure		required	required	required
Rood Sist Zone 38 (Punctional Flooring and Punctional Flooring State 2 and 3 (associated with the Usworth Burn and north-western fields are subject to Flood Sist Zone 34 (Ng)			<			Is the proposed dedesignated as oper fields?		mall portion is natural reenspace and menity greenspace/		<	
Rood Risk Zone 2 Riventional Much of the northern and north-western field see subject to Flood Risk Zone 2 Antight	Flooding	_				Infrastructure	and Services				
Flood flisk Zone 3A (High Flood flisk Zone 3A (Category 1: Significant Constraints	one 3B (Functional	Much of the northern and Zones 2 and 3 (associated	north-western fields and with the Usworth Burn	re subject to Flood and River Don). A	Is there road capace Is there water and requirements?	city for site traffic gener sewerage capacity for s	ation?		oosal would require major new transport infrastruc England concern on impact to A19/A1290 junction.	nsport inf /A1290 ju
Flood Risk Zone 2 (Medium Contamination		ne 3A (High	flooding. Low incidence p	otential of groundwate	r flooding.	Is there education/ site requirements? What is the broad : local shopping serv	/community/health faci accessibility of the site l /ices, public transport, e	lity capacity for			
Surface Water Flooding -% of land Switch I in 200 incidence (less) and 15% within I in 200 incidence (less) and 15% wit	Category 2: Constraints	ne 2(Medium		Medium Impact -	High Impact – significant mitigation				Zero/Low Impact - no or minimal mitigation	Medium Impact - mitigation	High Impact – significant mitigation
Surface Water Flooding - % of land 5% within 1 in 300 incidence (Inigh) 5% within 1 in 1000 incidence (Inigh) 7% within 1 in 1000 incidence (Inigh		Groundwater Flooding 🗸	ai iiicigacioii	ingan on the chair	required				required	required	required
Surface Water Flooding -% of land Switch 1 in 1200 incidence (needium) Surface Water Flooding -% of land Sur		and									
Surface Water Flooding "% of land within 1 in 1000 incidence (less) Source Protection Zone Fredominantly Flat Fredominantly					< <						
Source Protection Zone Predominantly Flat Fredominantly Flat Fr		and									
Suitability and Deliverability		Source Protection Zone									
Predominantly Flat Predominantly Flat Predominantly Flat	Ground Cor	nditions & Contamination				Suitability and	d Deliverability				
Gentle Slope COMAH Development Proximity or Inner 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) Medium Impact - mitigation required cor minimal mitigation required required Medium Impact - mitigation required Medium Impact - significant mitigation required Infrastructure Project (NSIP) proposal for an International Advanced Manufacturing Plant (IAMP). Should this proposal be accepted, development will need to appropriately address a number of significant issues, as raised above. Minerals Legacy (quarries and coal mining) Minerals Legacy (quarries and coal mini	Site Topography		Electricity pylons and high four separate locations.		site north-south in	What is considered How many homes	could be provided?				
Steep Slope Steep Slope High Impact - No COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Medium Impact - or minimal mitigation mitigation required Site Appraisal Conclusion The entire area is subject to a Nationally Significant mitigation required Infrastructure Project (NSIP) proposal for an International Advanced Manufacturing Plant (IAMP). Should this proposal be accepted, development will need to appropriately address a number of significant issues, as raised above.		Gentle Slope	1			How many jobs cou	uld the site provide for				
Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal buffer zone) High Voltage electricity line(+10m buffer zone) Winerals Safeguarded Area High Voltage electricity line(+10m buffer zone) Zero/Low Impact - Medium Impact - significant mitigation required required Figh Impact - significant mitigation required required Infrastructure Project (NSIP) proposal for an International Advanced Manufacturing Plant (IAMP). Should this proposal be accepted, development will need to appropriately address a number of significant sisues, as raised above. Will impact - significant mitigation required required line entire area is subject to a Nationally Significant line entire area is subject to a Nationally Significant line entire area is subject to a Nationally Significant line entire area is subject to a Nationally Significant line entire area is subject to a Nationally Significant mitigation line entire area is subject to a Nationally Significant mitigation line entire area is subject to a Nationally Significant mitigation line entire area is subject to a Nationally Significant mitigation line entire area is subject to a Nationally Significant line entire area is subject to a Nationally Significant line entire area is subject to a Nationally Significant line entire area is subject to a Nationally Significant mitigation line entire area is subject to a Nationally Significant mitigation line entire area is subject to a Nationally Significant mitigation line entire area is subject to a Nationally Significant mitigation line entire area is subject to a Nationally Significant mitigation line entire area is subject to a Nationally Significant mitigation li		Undulating	1			Site Appraisal	Conclusion				
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone) buffer zone) Medium Impact - or minimal mitigation mitigation required or minimgation required significant mitigation required required significant mitigation required required significant mitigation required required linfrastructure Project (NSIP) proposal for an International Advanced Manufacturing Plant (IAMP). Should this proposal be accepted, development will need to appropriately address a number of significant issues, as raised above. High Impact - significant mitigation Infrastructure Project (NSIP) proposal for an International Advanced Manufacturing Plant (IAMP). Should this proposal be accepted, development will need to appropriately address a number of significant issues, as raised above.		Steep Slope				Site Appraisa	Coliciusion				
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) Azero Low impact - 100 Minerals Safeguarded Area High Voltage electricity line(+10m Azero Low impact - 100 Minerals Legacy (quarries and coal buffer zone) Azero Low impact - 100 Mining Minerals Safeguarded Area Minerals Safeguarded Area High Voltage electricity line(+10m Minerals Safeguarded Area Minerals Safeguarded Area High Voltage electricity line(+10m Minerals Safeguarded Area High Voltage electricity line(+10m Minerals Safeguarded Area Minerals Safeguarded Area High Voltage electricity line(+10m Minerals Safeguarded Area Minerals Safeguarded Area High Voltage electricity line(+10m Minerals Safeguarded Area Minerals Safeguarded Area High Voltage electricity line(+10m Minerals Safeguarded Area Minerals Safeguarded Area Minerals Safeguarded Area High Voltage electricity line(+10m Minerals Safeguarded Area Minerals Safeguarded Area	Catorony 1:	Health 8. Safety Executive (HSE)		Anding Import						C:+0 :0000000000000000000000000000000000	0:+0
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		v Impact - no lal mitigation	Medium Impact - nitigation required	High Impact – significant mitigation required	The entire area Infrastructure F International A	ı is subject to a Nat Project (NSIP) prop dvanced Manufact	ionally Significant osal for an uring Plant	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
Winerals Sareguarded Area High Voltage electricity line(+10m buffer zone)	Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining)			<	(IAMP). Should development wonder of sign	d this proposal be a vill need to approp ificant issues, as ra	iccepted, riately address a ised above.		<	
		High Voltage electricity line(+10m buffer zone)									

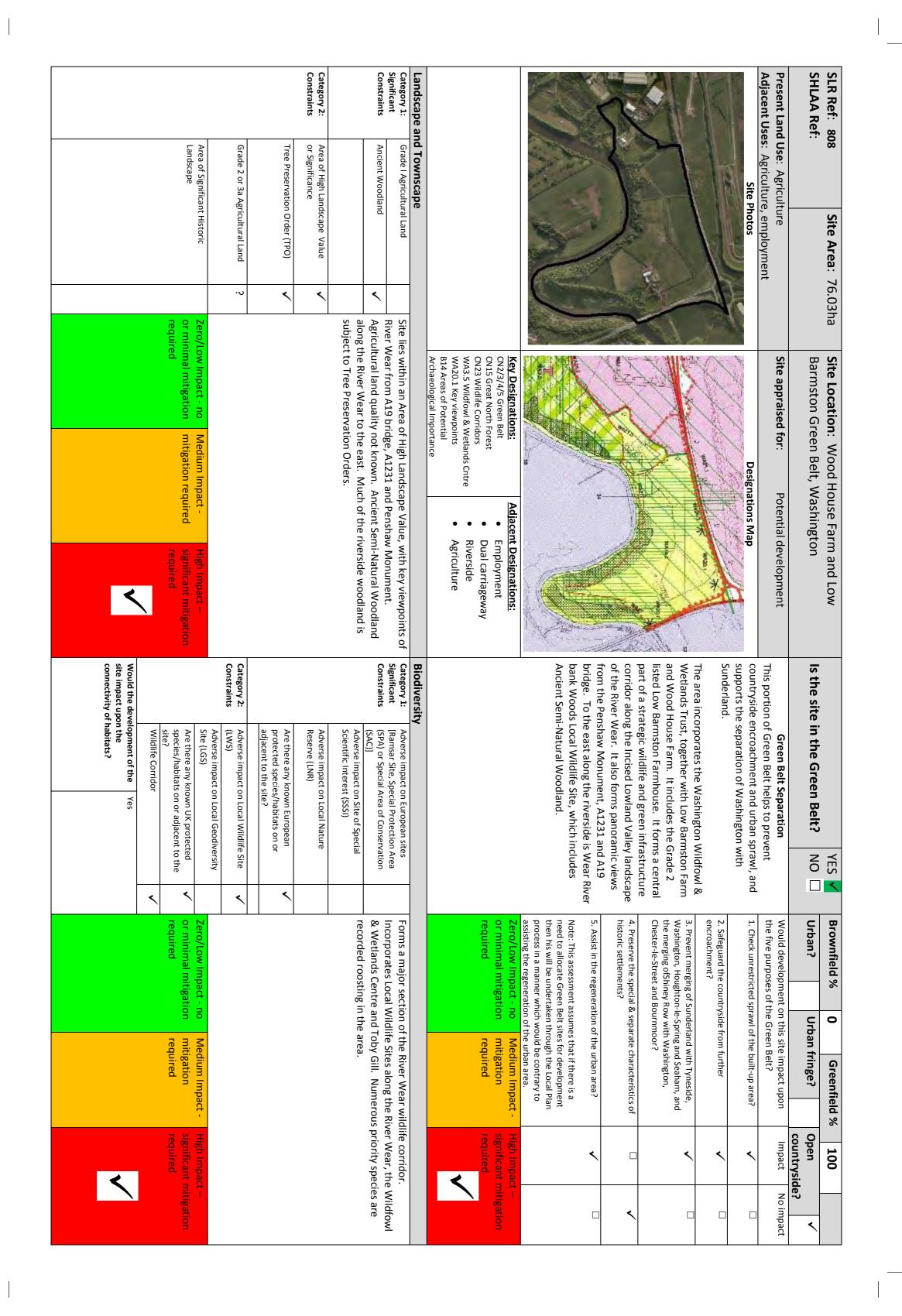


Historic En	Historic Environment and Culture		Green Infrastructure	ructure			
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant	Historic Park or Garden (єн ust)	The site forms a significant section of strategic green infrastructure corridor east-west Springwell to the coast. Specifically, three	ant section of strateging strateging speeds to the coast. Speeds to the coast.	egic green infrastructure Specifically, three
Constraints			Constraints	Village Green	quarters of the area is designated greenspace, providing Washington	esignated greenspace	providing Washington
	World Heritage Site & Setting (+ candidate)			Cemetery / Churchyard	the Washington area.	le Northern Airea riay	as well as the Northern Area Playing Fields, which serve ston area.
	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			Natural greenspace	<u> </u>		
	Conservation Area			Allotment			
	Archaeological Site (Known & potential)	✓ Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required required required required	On	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 playi fields?	Is the proposed development site Sports pitches and Golf Course fields?			<
Flooding			Infrastructure	Infrastructure and Services			
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The area is subject to Flood Risk Zones 2 and 3 along the River Don to the north, and Usworth Burn, to the southeast. A number of locations are subject to 1:30 incidence surface water flooding. Low incidence	<u> </u>	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?			
	Flood Risk Zone 3A (High Vulnerability)	potential of groundwater flooding.	Is there education/commusite requirements? What is the broad accessiblocal shopping services, pulcommunity opportunities?	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	· · ·		
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	✓ Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required required required			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) Critical Drainage Area	10%					
	Source Protection Zone			-			
Ground Cor	Ground Conditions & Contamination Site Predominantly Flat	An electricity pylon crosses the northern		Suitability and Deliverability What is considered suitable on the site? Agriculture /	Agriculture / sports fields / Golf Course		
Topography	Gentle Slope	An electricity pylon crosses the northern part of the Green Belt. The site lies within a Coal Referral Area.		r?	sports neias / Goir Course		
	Undulating Steep Slope		Site Appraisal Conclusion	Conclusion			
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation mitigation required required required		Forms a large area of Green Belt.			
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)						<

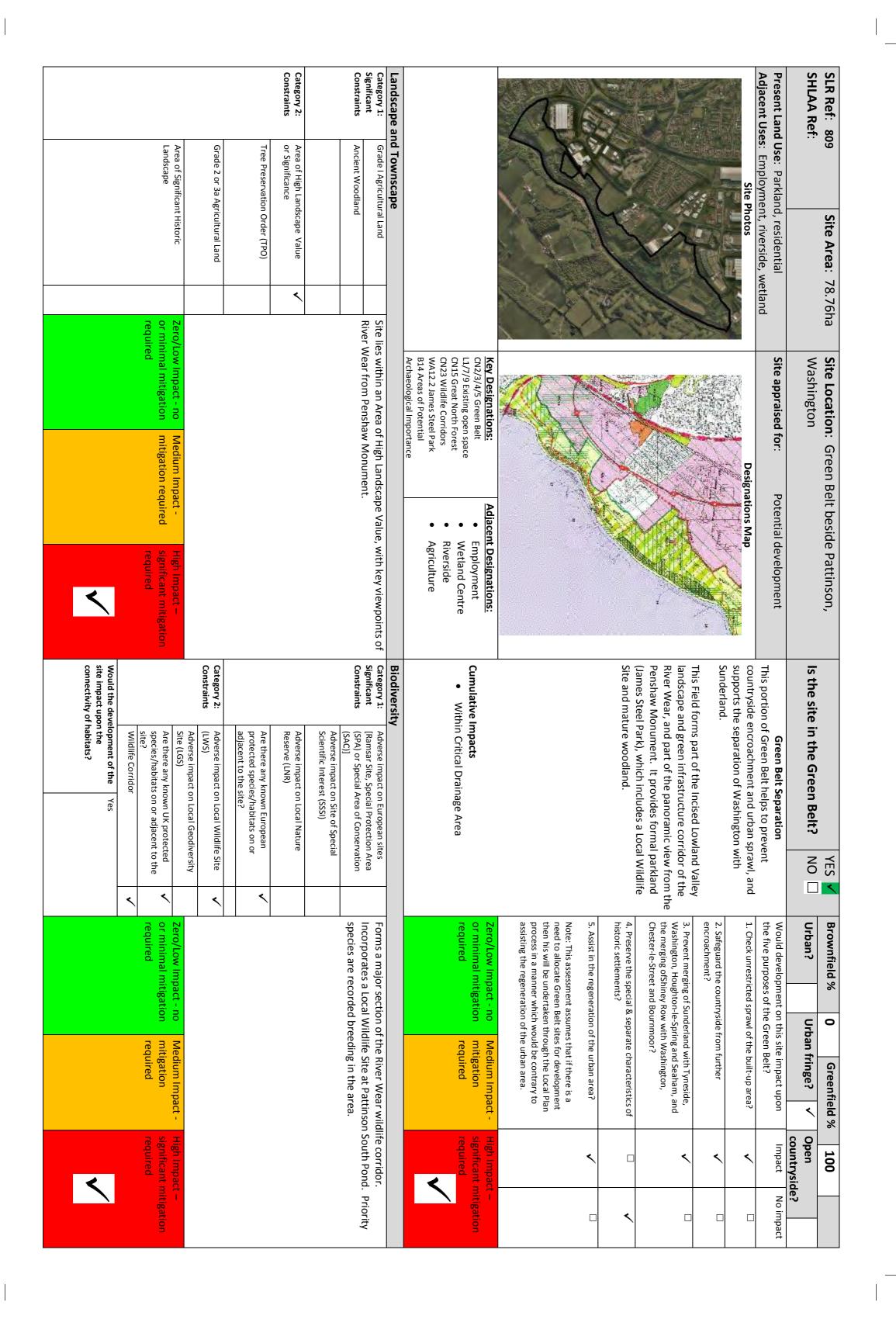
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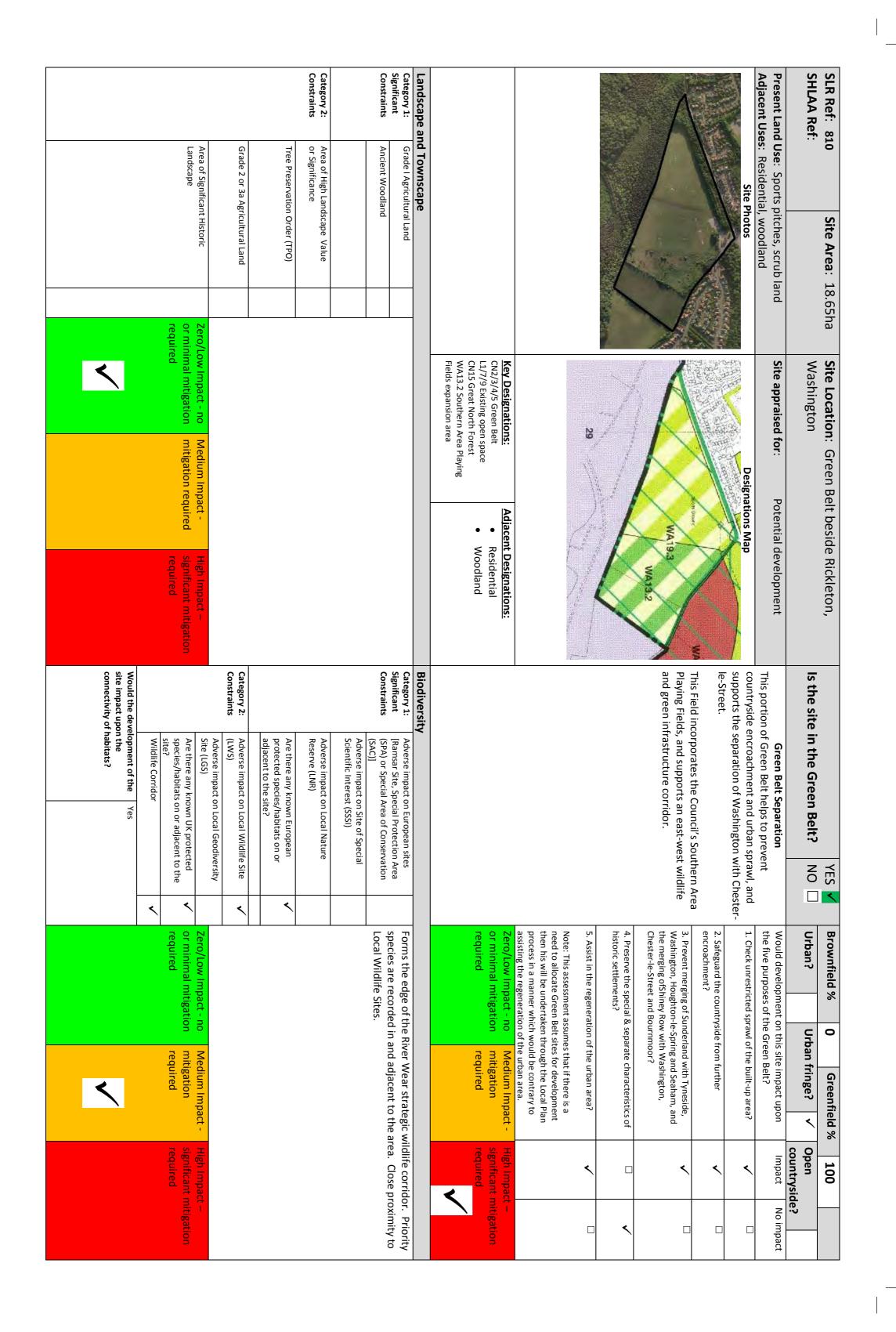
P. Schild Difference of the designated Controlled C	Historic Env	Historic Environment and Culture	Took the site have any historical or archaeological	d cignificance?	rastr	ure	Forms part of a Oroopa Infraction to preside a respins bottoms
and the trage Set & Setting (-) carde Lotted Building Structure Grade Lotted Building Structure Conservation Area Anchaeological Ster (Room & Zeroy Low Impact - no Medium Impact - Significant antigation mitigation required required significant mitigation mitigation required required service water flooding. Low incidence potential of groundwater flooding. Flood set, Zone 38 (Functional) Flood set, Zone 28 (Functional	Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		al significance?	· · · ·	Historic Park or Garden (EH List) Village Green	Springwell Village and Gateshead. Woodland exists to the north of the quarry (providing natural greenspace), while a Local Wildlife Site
Grade (Varde Invised Subiding/Structure) Grade (Used Building/Structure) Consequition Area Archaeogral Sire (Nown 8.		World Heritage Site & Setting (+ candidate)			Cer	metery / Churchyard	
Grade II Used Building/Structure Conservation Assa Archaeological Site (Nown & Zero/Low Impact - no mitigation required proteintal) Flood Risk Zone 38 (Functional Flooding) Flood Risk Zone 38 (F		Grade I/Grade II*Listed Building/Structure				olic Open Space/Playing Field/Play a	<
Conservation Area	Category 2:	Grade II Listed Building/Structure			Nat	ural greenspace	<
Archaeological Site (Known & Zero/Low Impact - no potential) Flood Risk Zone 3A (High Vulnerability) Gordinary Flooding -% of land development flooding dev		Conservation Area			All	otment	<
Read Risk Zone 38 [Functional Flooding		Archaeological Site (Known & potential)	/ Impact - no al mitigation	High Impact – significant mitigation required	Put (cyc	olic Right of Way leway/ footpath/bridleway) een Infrastructure corridor	7
Flood Risk Zone 38 (Functional Flooding - So fland are subject to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding. Flood Risk Zone 2 (Medium Vulnerability) Flood Risk Zone 3 (High Vulnerability) Flood Risk Zone 2 (Medium Vulnerability) Flood Risk Zone 3 (High Vulnerability) Flood Risk Zone 2 (Medium Vulnerability) Flood Risk Zone 3 (High Vuln			<	1	Is the proposed developed designated as open spafields?	ng	-
Flood lisk Zone 28 (Functional Flooding Low incidence potential of groundwater flooding. Flood lisk Zone 2 (Medium Unipact - no Medium Impact - or minimal mitigation mitigation required Surface Water Flooding -% of land suithin 1 in 30 incidence (Inglum) Surface Water Flooding -% of land within 1 in 30 incidence (Inglum) Surface Water Flooding -% of land within 1 in 30 incidence (Inglum) Surface Water Flooding -% of land within 1 in 30 incidence (Inglum) Surface Water Flooding -% of land within 1 in 30 incidence (Inglum) Surface Water Flooding -% of land within 1 in 30 incidence (Inglum) Surface Water Flooding -% of land within 1 in 30 incidence (Inglum) Surface Water Flooding -% of land within 1 in 30 incidence (Inglum) Surface Water Flooding -% of land within 1 in 30 incidence (Inglum) Surface Water Flooding -% of land within 1 in 30 incidence (Inglum) Surface Water Flooding -% of land within 1 in 30 incidence (Inglum) Surface Water Flooding -% of land within 1 in 30 incidence (Inglum) Surface Water Flooding -% of land within 1 in 30 incidence (Inglum) Surface Water Flooding -% of land surface Water Flooding	Flooding				Infrastructure an	d Services	
Flood Risk Zone 2 (Medium Vulnerability) Flood Risk Zone 2 (Medium Or minimal mitigation Flood Risk Zone 2 (Medium Or minimal mitigation Flood Risk Zone 2 (Medium Or minimal mitigation Flood Risk Zone 2 (Medium Impact - or minimal mitigation required Flood Risk Zone 2 (Medium Or minimal mitigation Flood Risk Zone 2 (Medium Impact - or minimal mitigation required Flood Risk Zone 2 (Medium Impact - or minimal mitigation required Flood Risk Zone 2 (Medium Impact - or minimal mitigation required Flood Risk Zone 2 (Medium Impact - or minimal mitigation required Flood Risk Zone 2 (Medium Impact - or minimal mitigation required Flood Risk Zone 2 (Medium Impact - or minimal mitigation required Flood Risk Zone 2 (Medium Impact - or minimal mitigation required Flood Risk Zone 2 (Medium Impact - or minimal mitigation required Flood Risk Zone 2 (Medium Impact - or minimal mitigation required Flood Risk Zone 2 (Medium Impact - or minimal mitigation required Flood Risk Zone 2 (Medium Impact - or minimal mitigation required Flood Risk Zone 2 (Medium Impact - or minimal mitigation required Flood Risk Zone 2 (Medium Impact - or minimal mitigation required Flood Risk Zone 2 (Medium Impact - or minimal mitigation required Flood Risk Zone 2 (Medium Impact - or minimal mitigation required Flood Risk Zone 2 (Medium Impact - or minimal mitigation required Flood Risk Zone 2 (Medium Impact - or minimal mitigation required Flood Risk Zone 2 (Medium Impact - or minimal mitigation required Flood Risk Zone 2 (Medium Impact - or minimal mitigation required Flood Risk Zone 2 (Medium Impact - or mitigation required Flood Risk Zone 2 (Medium Impact - or mitigation required Flood Risk Zone 2 (Medium Impact - or mitigation required Flood Risk Zone 2 (Medium Impact - or mitigation required Flood Risk Zone 2 (Medium Impact - or mitigation required Flood	Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	ckets of land are subject to 1:30 Low incidence potential of gro	dence surface water water flooding.	Is there road capacity for Is there water and sewer requirements?	or site traffic generation? erage capacity for site	
Flood light Zone 2 (Medium Impact - no Medium Impact - No Groundwater Flooding - Sof land Surface Water Floo		Flood Risk Zone 3A (High Vulnerability)			Is there education/com site requirements? What is the broad accedocal shopping services, local shopping services,	munity/health facility capacity for ssibility of the site to local road network, public transport, education and es?	
Surface Water Flooding -% of land within 1 in 30 incidence (high) Surface Water Flooding -% of land within 1 in 100 incidence (needum) Surface Water Flooding -% of land within 1 in 100 incidence (needum) Surface Water Flooding -% of land within 1 in 100 incidence (needum) Surface Water Flooding -% of land within 1 in 100 incidence (needum) Surface Water Flooding -% of land within 1 in 100 incidence (needum) Surface Water Flooding -% of land within 1 in 100 incidence (needum) Surface Water Flooding -% of land within 1 in 100 incidence (needum) Surface Water Flooding -% of land within 1 in 100 incidence (needum) Surface Water Flooding -% of land within 1 in 100 incidence (needum) Formit surface Water Flooding -% of land within 1 in 100 incidence (needum) Form Surface Water Flooding -% of land within 1 in 100 incidence (needum) Form Surface Water Flooding -% of land within 1 in 100 incidence (needum) Surface Water Flooding -% of land within 1 in 100 incidence (needum) Surface Water Flooding -% of land within 1 in 100 incidence (needum) Forms a large area of Green Belt.	Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no or minimal mitigation required	High Impact – significant mitigation required			
Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - % of land <5 Surface Water Flooding - %		Surface Water Flooding – % of land within 1 in 30 incidence (high)	&				
Surface Water Flooding —% of fland Critical Drainage Area Source Protection Zone Conditions & Contamination Perdominantly Flat Fredominantly Flat Gentle Slope Undulating Steep Slope Undulating Steep Slope Electricity Pylon (+ 10m buffer zone) High ConvAH Development Proximity or Inner Is space (Contaminated land mitigation mitigation mitigation mitigation mitigation shift) High ConvAH Middle or Outer Zone High Voltage electricity inner4 10m Minerals Legacy (quarries and coal a High Voltage electricity inner4 150m Minerals Safeguarded Area Wedium Impact — or minimal mitigation mitigation required required Forms a large area of Green Belt.		Surface Water Flooding – % of land within 1 in 100 incidence (medium)	<5	< <			
Source Protection Zone Source Protection Zone Part of this Green Belt is a Minerals Safeguarded Area. Much of this Green Belt is a Mineral Safeguarded Area. Much of this Green Belt is a Mineral Safeguarded Area. Much of this Green Belt is a Mineral Safeguarded Area. Suitability and Deliverability what is considered within How many jobs could the site? What is considered within How many homes could be provided? Site Appraisal Conclusion Site Appraisal Conclusi		Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area	\$,			
Conditions & Contamination Part of this Green Belt is a Minerals Safeguarded Area. Much of this what is considered suitable on the site?		Source Protection Zone					1
Gentle Slope	Ground Cor	nditions & Contamination Predominantly Flat	Dart of this Green Relt is a Minerals Safeguards	Yad area Miich of this	Suitability and De	able on the site? Agriculture	Tre
Gentle Slope Undulating Steep Slope Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone) A Coal Referral Area. Medium Impact - mitigation required mitigation required required Fequired High Impact - significant mitigation required Fequired Fequired Fequired Miningalion required Fequired Fequired Figh Impact - significant mitigation required Fequired Fequired Figh Impact - significant mitigation required Fequired Fequired Figh Impact - significant mitigation required	Topography	,	area is identified as being subject to landfill / v	waste, and located within	How many homes could		
Steep Slope Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone) Minerals Safeguarded Area Wedium Impact - significant mitigation required required Medium Impact - significant mitigation required Mitigation required Fequired		Gentle Slope			How many jobs could t	he site provide for?	
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone) Health & Safety Executive (HSE) Or minimal mitigation mitigation required required required High Impact - Significant mitigation required required High Impact - Significant mitigation required required High Voltage electricity line(+10m huffer zone)		Steep Slope	<		Site Appraisal Co	nclusion	
s Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m huffer zone) Minerals Comah Mine(+10m mitigation mitigation required required required required required required required required required required required	Category 1:		Medium Impact	High Impact –	Forms a large area	of Green Belt.	
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)	ignificant constraints	COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	nal mitigation mitigation requi	significant mitigation required			
s Legacy (quarries and coal s Safeguarded Area ltage electricity line(+10m	ategory 2: onstraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land	<	<			
(+10m		Minerals Legacy (quarries and coal mining)	<				
hiffor young		Minerals Safeguarded Area High Voltage electricity line(+10m	•				



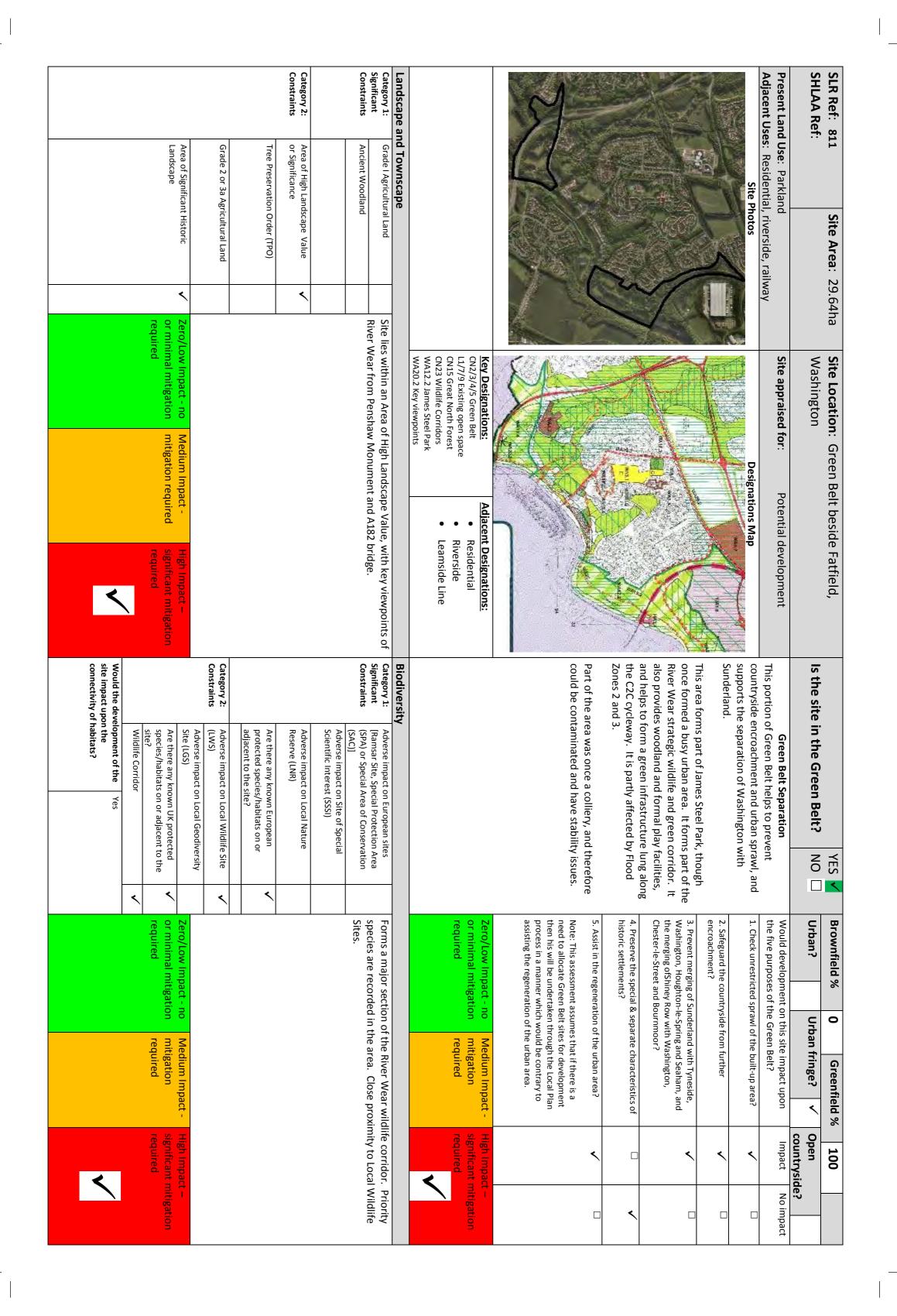
Historic En	Historic Environment and Culture				Green Infrastructure	ucture				
Category 1: Significant	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? Local archaeological importance, including North Hylton Shipbuilding Yards and	cance? hipbuilding Yards and	Category 1: Significant	Historic Park or Garden (Eн ⊔st)	en (ен List)	Site forms part of the strategic River Wear Green Infrastructure corridor. Public right of way (including the C2C national cycleway)	rategic River Wear Gr way (including the C2	reen Infrastructure 2C national cycleway)
Constraints			a tar distillery, plus a forge and mill at Low Barmston. Low Barmston Farmhouse is a Grade II listed building.	Barmston	Constraints	Village Green		pass through the site.	C	
	World Heritage Site & Setting (+ candidate)					Cemetery / Churchyard	ırd			
	Grade I/Grade II*Listed Building/Structure				Category 2: Constraints	Public Open Space/Playing Field/Play Area	ring Field/Play			
Category 2:	Grade II Listed Building/Structure	<				Natural greenspace		<u> </u>		
Collociality	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	eway)	\ \	Medium Impact - mitigation	High Impact – significant mitigation
			- Ich	- cqui ca	Is the proposed development site designated as open space or playing	velopment site Yes		i chairea	י מלמיוו פע	<
1										
Category 1: Significant	Flood Risk Zone 3B (Functional Floodplain)		the area falls within the flood zone	d with the River	Is there road capacity for site traffic g	Is there road capacity for site traffic generation?	ition?			
Constraints			water flooding. Medium incidence potential of groundwater flooding at	tial of groundwater flooding at	requirements?	requirements?				
	Flood Risk Zone 3A (High Vulnerability)		Wood House Farm.	(Is there education/ site requirements?	Is there education/community/health facility capacity for site requirements?	ty capacity for			
		<			What is the broad a local shopping serv community opport	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	b local road network, ducation and			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	<	Medium Impact -	High Impact —				Zero/Low Impact - no	Medium Impact -	High Impact —
	Groundwater Flooding	<	required req	required mugation				required	required	required
	Surface Water Flooding – % of land within 1 in 30 incidence (high)	<5%								
	Surface Water Flooding – % of land	<5%								
	Surface Water Flooding – % of land	<5%		*						
	Critical Drainage Area									
	Source Protection Zone									
Ground Co	Ground Conditions & Contamination				Suitability and	Suitability and Deliverability				
Site Topography	Predominantly Flat		Sloping area, with steep sides towards the river to the east, and incised denes. Wood House Farm area is identified as a former waste site.	e east, and incised her waste site.	What is considered suitable on the situation many homes could be provided?	What is considered suitable on the site? How many homes could be provided?	Agriculture / n	Agriculture / natural greenspace		
	Gentle Slope			tlands Centre are	How many jobs cou	How many jobs could the site provide for?				
	Undulating	<	identified as landfill/waste site. Lies within a Coal Referral Area	ferral Area.	Site Appraisal	Conclusion				
	Steep Slope	<			Site Applaisal coliciusion	Coliciasion				
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or		Zero/Low Impact - no Medium Impact - High or minimal mitigation mitigation required sign	High Impact – significant mitigation	Forms a large a	Forms a large area of Green Belt.				
	Electricity Pylon (+ 10m buffer zone)		required	required						
Category 2:	HSE COMAH Middle or Outer Zone									
Collocialities	Minerals Legacy (quarries and coal	< <		<						<
	mining)	•		•						
	Minerals Sateguarded Area High Voltage electricity line(+10m									
	buffer zone)									



Constraints		בטכמו מו כוומבטוטקוכמו וווויוסטו נמוויכר, וויכומטוווק טומ שמווווזיטוו אווומקב, אווויכוו		corridor. Most of the area forms part of James Steel Park. Public
_		included shipbuilding and coal staithes, a quarry and firebrick works.	Constraints Village Green	right of way (including the C2C national cycleway) pass through the
	World Heritage Site & Setting (+ candidate)		Cemetery / Churchyard	site.
	Grade I/Grade II*Listed Building/Structure		Category 2: Public Open Space/Playing Field/Play Constraints Area	<
Category 2:	Grade II Listed Building/Structure		Natural greenspace	<
Collocialities	Conservation Area		Allotment	
	Archaeological Site (Known &	✓ Zero/Low Impact - no Medium Impact - High Impact -	Public Right of Way	✓ Zero/Low Impact - no Medium Impact - High Impact -
	potential)	or minimal mitigation mitigation required significant mitigation required required	(cycleway/ footpath/bridleway) Green Infrastructure corridor	or minimal mitigation mitigation significant mitigation required required
		<	Is the proposed development site designated as open space or playing fields? Yes, James Steel Park	
Flooding			Infrastructure and Services	
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Site falls within a Critical Drainage Area, and part of the area falls within the flood zones associated with the River Wear. Small pockets of land are affected by 1.30 incidence surface water flooding. Lower incidence	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	
	Flood Risk Zone 3A (High Vulnerability)	`	Is there education/community/health facility capacity for site requirements?	
		•	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	work,
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Medium Impact -		mpact - no Medium Impact -
	Groundwater Flooding	✓ required required required required		required required required required
	Surface Water Flooding – % of land within 1 in 30 incidence (high)	<5%		
	Surface Water Flooding – % of land	<5%		
	Surface Water Flooding – % of land	<5%		
	Critical Drainage Area			
	Source Protection Zone			
Ground Co.	Ground Conditions & Contamination		_	
Site Topography	Predominantly Flat	Sloping area, with steep sides towards the river to the east, and incised denes. Wood House Farm area is identified as a former waste site.	What is considered suitable on the site? Natural gree How many homes could be provided?	Natural greenspace / Wildfowl & Wetlands Centre.
	Gentle Slope	de sections at the Washir	How many jobs could the site provide for?	
	C+con Slope	cross the east of the area.	Site Appraisal Conclusion	
	Steep Slope		:	
Category 1: Significant	Health & Safety Executive (HSE) COMAH Development Proximity or	Zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required significant mitigation	Forms a large area of Green Belt.	
Collection	Electricity Pylon (+ 10m buffer zone)	required required		
Category 2:	HSE COMAH Middle or Outer Zone			
	Minerals Legacy (quarries and coal	< < < < < < < < < < < < < < < < < < <		
	Minerals Safeguarded Area			
	High Voltage electricity line(+10m buffer zone)			



Category 2: Constraints	Category 1: Significant Constraints			Site Topography	Ground Co							Constraints	Category 2:		Category 1: Significant Constraints	Flooding				Category 2: Constraints			Significant Constraints	Historic En Category 1:
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	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 30 incidence (high)		Vulnerability)	Flood Risk Zone 2(Medium	Flood Risk Zone 3A (High Vulnerability)	Flood Risk Zone 3B (Functional Floodplain)			Archaeological Site (Known & potential)	Conservation Area	Grade II Listed Building/Structure	Grade I/Grade II*Listed Building/Structure	World Heritage Site & Setting (+ candidate)	(+ 50m buffer zone if not designated)	Historic Environment and Culture Category 1: Scheduled Ancient Monument
< <	2 Z			< a P	_			<5%	<5%	<5%	<	<			< > > 0		2 1	< Z					e r	D
	Zero/Low Impact - no or minimal mitigation required			Partly a landfill / waste si a Coal Referral Area.									Zero/low/mpact - no		Part of the area falls within the flood zone Wear. Small pockets of land are affected water flooding. Lower incidence potentia			Zero/Low Impact - no or minimal mitigation					Local archaeological importance, former Row leading to River Wear.	oes the site have any hist
<	Medium Impact - mitigation required			Partly a landfill / waste site (with potential contamination). Lies within a Coal Referral Area.								mitigation required	Medium Impact				C	Medium Impact -					ance, former Row Pit, plus	Does the site have any historical or archaeological significance?
	High Impact — significant mitigation required			nination). Lies within				,	<		required	significant mitigation	Ligh maget -		es associated with the River by 1:30 incidence surface I of groundwater flooding.		required	High Impact – significant mitigation					Pit, plus adjacent waggonways	nificance?
	Forms a large	Site Appraisal Conclusion	How many jobs co	What is considere How many homes	Suitability an								What is the broad local shopping ser community oppor	Is there education/ site requirements?	Is there road capa Is there water and requirements?	Infrastructure	Is the proposed development site designated as open space or playi fields?				Category 2: Constraints		Significant Constraints	Green Infrastructure Category 1: Historic
	Forms a large area of Green Belt.	l 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								What is the broad accessibility of the site to local road n local shopping services, public transport, education and community opportunities?	Is there education/community/health facility capacity for site requirements?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	Infrastructure and Services	Green Infrastructure corridor Is the proposed development site designated as open space or playing fields? Green Infrastructure corridor Yes, Southe Playing Fields?	Public Right of Way (cycleway) footpath/bridleway)	Allotment	Natural greenspace	Public Open Space/Playing Field/Play Area	Cemetery / Churchyard	Village Green	:ructure Historic Park or Garden (ен ust)
			or?	Sports pitches / natural greenspace	_								What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	icility capacity for	eration? r site	-	rn Area ds.	y ridleway)				nyard		arden (EH List)
				s / natural g							required	or m					required	✓ Zero		<	<		strat way	Site
				reenspace							ired	or minimal mitigation	Zero/Low Impact - no				ired	Zero/Low Impact - no or minimal mitigation					strategic River Wear Greway passes along the eas	provides Southern A
											required	mitigation	Medium Impact				required	Medium Impact -					ver Wear Green Infrastructure corralong the eastern edge of the site.	rea Plaving Fields. S
<											required	significant mitigation	High Impart				required	High Impact – significant mitigation					strategic River Wear Green Infrastructure corridor. A Public right of way passes along the eastern edge of the site.	Site provides Southern Area Plaving Fields. Site forms part of the



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 importance, including Fatfield waggonways /coal staithes	rastru	Site forms part of the strategic River Wear Green Infrastructure corridor. Most of the area forms part of James Steel Park. Public
Constraints		and North Biddick Colliery.	Constraints Village Green] ,
	World Heritage Site & Setting (+ candidate)		Cemetery / Churchyard	
	Grade I/Grade II*Listed Building/Structure		Category 2: Public Open Space/Playing Field/Play Constraints Area	Play
Category 2:	Grade II Listed Building/Structure		Natural greenspace	
	Conservation Area		Allotment	
	Archaeological Site (Known & potential)	Zero/Low Impact - no Medium Impact - High Impact – or minimal mitigation mitigation required required required required	Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	dor
		<	Is the proposed development site designated as open space or playing fields? Yes, Ja	Yes, James Steel Park
Flooding			Infrastructure and Services	
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Part of the area falls within the flood zones associated with the River Wear. Small pockets of land are affected by 1:30 incidence surface water flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements?	tion?
	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?	lity capacity for to local road netw education and
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	zero/Low Impact - no Medium Impact - High Impact - or minimal mitigation mitigation required significant mitigation		
	g – % of land	required		
	within 1 in 30 incidence (high)			
	within 1 in 100 incidence (medium) Surface Water Flooding – % of land			
	Critical Drainage Area			
	Source Protection Zone			
Ground Cor	Ground Conditions & Contamination		Suitability and Deliverability	
Site Topography	Predominantly Flat	Landfill / waste sites (with potential contamination) at former North Biddick Colliery and Washington Ironworks. Lies within a Coal Referral	What is considered suitable on the site? How many homes could be provided?	e? Parkland / natural greenspace
	Gentle Slope	Area.	How many jobs could the site provide for?	e for?
	Undulating		Site Appraisal Conclusion	
	Steep Slope		site Appraisal conclusion	
Category 1:	Health & Safety Executive (HSE)	Medium Impact -	Forms a large area of Green B	elt.
Significant Constraints	COMAH Development Proximity or Inner Zone	al mitigation mitigation required	Forms a large area of Green Belt.	į
	Electricity Pylon (+ 10m buffer zone)	reduiled		
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land			
	Minerals Legacy (quarries and coal			
	Minerals Safeguarded Area			
	buffer zone)			

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