

Stage 3 Green Belt Site Selection Report

Sunderland Local Plan Part 1

Core Strategy and Development Plan
2015-2033



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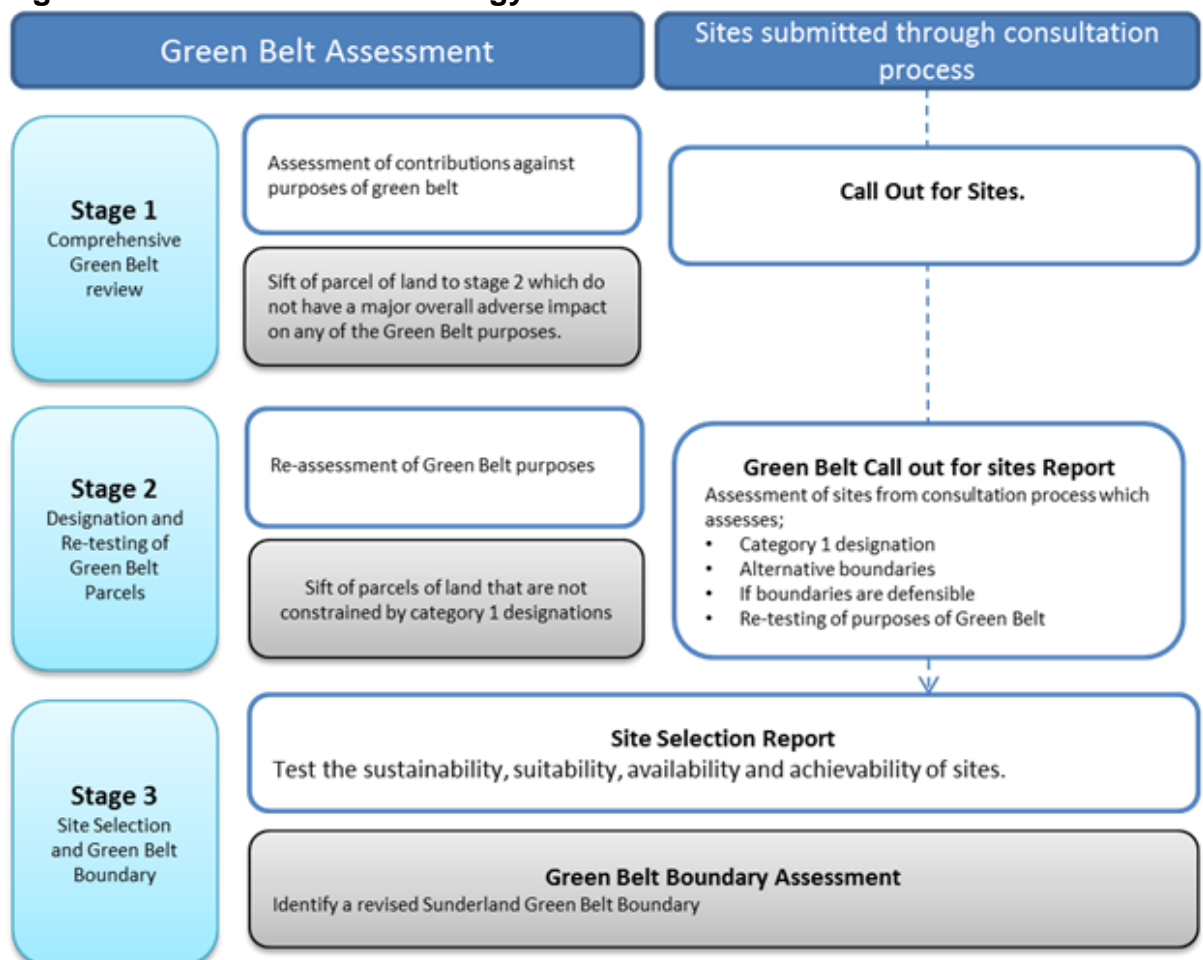
1. Introduction and Background

- 1.1 Sunderland City Council is in the process of preparing their Local Plan for the City. The Local Plan will comprise of three key documents:
- Part 1: a Core Strategy and Development Plan, which will set out the overarching spatial strategy for development within the city over the plan period from 2015-2033, as well as containing more specific detailed Development Management policies and strategic allocations and designations;
 - Part 2: an Allocations and Designations Plan which will make the site specific allocations necessary to deliver the strategic vision, and;
 - Part 3: The International Advance Manufacturing Park Area Action Plan, which is being prepared jointly with South Tyneside to enable the delivery of a new International Advanced Manufacturing Park on land to the north of the existing Nissan car manufacturing plant, will also be part of the Local Plan.
- 1.2 A fundamental requirement of the National Planning Policy Framework (NPPF) is that Local Plans must have a clear understanding of housing need in the city, and to demonstrate sufficient allocations of suitable, available and viable allocations of land for housing to meet the housing need for the period of the plan.
- 1.3 The Council's latest Strategic Housing Market Assessment (SHMA, 2017) identifies the Council's Objectively Assessed Need (OAN) for housing over the plan period to be 13,824 net additional dwellings, which is the equivalent to an average of 768 net additional dwellings per annum.
- 1.4 In line with National Planning Practice Guidance¹ (PPG), the Council has reviewed original site allocations in the UDP, together with a review of the latest Strategic Housing Land Availability Assessment (SHLAA), the Greenspace Audit and Report, Employment Land Review (ELR), Strategic Land Review and Settlement Break Report (SBR), and has identified potential sites that could be de-allocated and developed for other uses. Such sites were considered in the site survey process.
- 1.5 Despite reviewing the above studies to identify further potential housing sites, the Council's 2017 SHLAA indicates that the Council does not have a five year supply of deliverable housing sites. The SHLAA has identified 134 sites as deliverable and developable for housing over the remainder of the plan period (2017-2033), with a total combined capacity for 10,868 potential homes. This has been compared with the housing requirement of 13,824 (minus the housing completions for 2015-16 and 2016-17) leaving a target figure of 12,225 homes for the remaining plan period. There is therefore an identified shortfall of 1,357 homes.

¹ Planning Practice Guidance; Housing and economic land availability assessment Paragraph: 011 Reference ID: 3-011-20140306

- 1.6 The Council concludes that, having examined all non-Green Belt site options, it considered that exceptional circumstances exist to justify Green Belt alterations in the Local Plan to identify additional land necessary for housing.
- 1.7 Coinciding with this report, a two-stage Green Belt review has been undertaken to test the Sunderland Green Belt against the 5 Green Belt purposes (Stage 1) and Category 1 constraints (Stage 2). This includes an additional 'Call for Sites' Study which has reviewed all sites that have been proposed by developers and landowners for development in the Green Belt, specifically in relation to Green Belt purpose and Category 1 constraints.

Figure 1: Green Belt Methodology



- 1.8 In October 2016, the methodology for the Stage 3 Green Belt Site Selection Report was consulted upon. Fourteen responses were received by a combination of developers and landowners together with a response from South Tyneside Council. These responses broadly supported the approach. All comments have been duly considered and minor amendments have been made. Nevertheless, it is appropriate to detail a number of specific comments that were put forward and these are summarised in Appendix 4 together with the City Council's response. Overall, this consultation has enabled the report methodology to be scrutinised in detail, and has demonstrated broad support in its approach.

Purpose of Report

- 1.9 The purpose of this report is to identify the most suitable and sustainable sites currently designated as Green Belt to be allocated for housing in Sunderland's CSDP. It objectively assesses sites to identify the most sustainable and suitable sites to be allocated for housing. These sites will require release from the Green Belt to enable them to come forward for development, and are fundamentally necessary to the successful delivery of the overall strategy.
- 1.10 This report follows on from the city's Green Belt Assessment Stage 1 Updated and Stage 2 (which also incorporates a Call for Sites Review). The Stage 3 Site Selection Report assesses all of the land that has been put forward for further consideration following scrutiny during the Stage 1 and Stage 2 Green Belt Reviews and the Call for Sites Review (see Table 1 below).

Table 1: Submitted Sites and Green Belt Parcels to be Assessed at Stage 3

Call Out for Site (SHLAA Site Reference)		Green Belt land parcel			
299-300	354	RE1	SP6	FA21	WA21
424	415	RE2	HY7	CO1	WA27
407C	407	RE3	HY8	CO2	WA42
567	408	RE4	PA1	CO5	BU11
463A	405A/B	RE5	PA4	CO6	BU14
671	463B	RE11	PA5	HE1	
673	672	RE12	PA6	HE2	
646	419	RE13	PA7	HE4	
416	648B	RE14	FA4	MD1	
675	648D	RE15	FA8	MD7	
676	674	RE16	FA9	MD9	
465	444	RE18	FA11	HO2	
113	423	US1	FA13	HO4	
464B	645	US3	FA14	HO27	
330B	354	SP1	FA19	HO28	
401 / 697 (Phase 1)	415	SP2	FA20	HO29	

- 1.11 This land has been assessed against a two part site selection methodology:
- **Part 1: Assessment of Suitability and Sustainability (Sustainable Access):** Sites are considered against a range of potential delivery constraints and against their relative sustainability, for example their proximity to local services, infrastructure constraints and various other factors.
 - **Part 2: Availability and Achievability Assessment:** sites are assessed against factors such as ownership and availability and achievability, as well cumulative impacts.

The approach is consistent with PPG for housing land availability assessments.

- 1.12 This report has been structured in the following manner:

- Chapter 2: National Planning Policy Framework
- Chapter 3: Site Selection Methodology
- Chapter 4: Conclusions and next steps

- Appendix 1: Site assessment
- Appendix 2: Other land parcels not put forward for development
- Appendix 3: Comments received on the Site Selection Methodology
- Appendix 4: Full site proformas for the site assessments

2. National Planning Policy Framework (NPPF)

- 2.1 The NPPF provides the overarching national planning guidance on Local Plan making and identification of sites for allocation. It states that:
- Local Plans should ‘allocate sites to promote development and flexible use of land, bringing forward new land where necessary’ and ‘be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements’[Paragraph 157].
 - Local Planning Authorities should “*have a clear understanding of housing need in their area*” and should “*prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period*” (Paragraph 159).
 - Local Plans must be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area and represent the most appropriate strategy when considered against the reasonable alternatives [Paragraph 182].
- 2.2 The consideration of reasonable alternatives is therefore one of the key tests of soundness. How the various sites that have been put forward for consideration and how they have performed against each other when measured against a range of set criteria is therefore relevant to satisfying this test.

Site Selection

- 2.3 The NPPF references a range of criteria that must inform the selection of sites for allocation. These are:
- **Accessibility** (opportunities to use transport modes other than the private car such as public transport/rights of way and promote access to jobs and services, such as shops, community facilities and open space).
 - **Environmental and Physical Constraints** (i.e. flood risk, contamination, protection of nature resources and historic assets, avoidance of high quality agricultural land and reducing pollution).
 - **Protection of the Green Belt and Open Countryside** (except in exceptional circumstances).
 - **Townscape and Landscape Character.**
 - **Encourage the re-use of Previously Developed Land and that of Lesser Environmental or Amenity Value.**
- 2.4 Additionally, the NPPF contains a number of more specific policy criteria that a local planning authority must take into consideration when constructing a site selection methodology. Paragraph 99 of the NPPF requires Local Plans to take account of climate change over the longer term. It states: “Local Plans should take account of climate change over the longer term including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change”.
- 2.5 Paragraph 110 states that local planning authorities in preparing plans to meet development needs should allocate land with the least environmental or amenity value. Paragraph 152 of the NPPF requires Local Planning Authorities

to seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development. Significant adverse impacts on any of these dimensions “should be avoided”.

- 2.6 It is therefore imperative that the site selection methodology ensures that proposed allocations do not cause significant adverse harm socially, environmentally or economically.

Deliverability

- 2.7 The NPPF focuses on the importance of Local Plans to ‘be aspirational but realistic’ [Paragraph 154], with the identification of sites for allocation that are deliverable and developable.
- 2.8 The NPPF also states that ‘to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable’ and ‘to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viable at the point envisaged’ [Paragraph 47]. For plan making purposes this would be within the plan period unless it related to safeguarded land.
- 2.9 The Local Plan in its entirety should be deliverable. This means that ‘the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable’ [Paragraph 173 of NPPF]. The constraints of individual sites proposed for allocation will impact on the site viability.

3. Site Selection Methodology

Evidence

3.1 Sites are assessed against the context of up-to-date technical constraints, evidence and analysis, including;

- Sustainability Appraisal
- Strategic Land Review
- Green Belt Assessment (Stages 1 and 2)
- Strategic Transport Assessment
- Advice from Highways England
- School Capacity
- Health Care Capacity
- Strategic Housing Land Availability Assessment (SHLAA)
- Viability Assessment
- Information submitted by developers

Assessment Approach

Part 1: Suitability

3.2 The sites have been assessed by Council Officers against a range of potential delivery constraints which have been grouped together under a number of different themes. Each of these themes include a summary outlining the impacts identified within that category, before arriving an overall outcome which is marked as Red, Amber or Green, as follows:

- Green:** Zero/Low Impact – No or minimal mitigation required
- Amber:** Medium Impact – Some mitigation required
- Red:** High Impact – Significant mitigation required

Please note that weighting is not attached to the impact categories above.

3.3 The themes that are assessed as part of the site methodology are as follows:

Greenspaces

- Designated village green
- Green infrastructure corridor
- Designated open space (including formal parks, country parks and those with Green Flag Status, plus sports fields and natural greenspaces)
- Allotment
- Public right of way/strategic cycleway
- Non-designated open space

Biodiversity and Wildlife

- Sites of Special Scientific Interest (SSSI)
- Within 2km of European-designated coastal wildlife corridor (HRA)
- Within 6km of European-designated coastal wildlife corridor (HRA)
- Local Nature Reserve (LNR)
- Local Wildlife Site (LWS)
- Local Geological Site (LGS)

- Protected species or protected habitat
- Wildlife corridor

Landscape

- Best and most versatile agricultural land (Grade 1 - 3a)
- Ancient woodland
- Area of high landscape value
- Tree Preservation Orders (TPO's)
- Heritage coast
- Area of significant historic landscape

Flooding and Water

- Flood Zones 2 and 3
- Critical Drainage Area (CDA)
- Source Protection Zone (SPZ)
- Surface water flooding
- Groundwater flooding

Historic Environment

- Scheduled Ancient Monument (SAM)
- Grade 1, 2* and 2 Listed Building (LB)
- Conservation Area (CA)
- Archaeological site

Ground Conditions and Contamination

- Health and Safety Executive (HSE) consultation zones
- Electricity pylons and high voltage electricity lines
- Landfill site
- Minerals safeguarded area
- Coal referral area
- Landfill sites/contaminated land

Other Site Specific Constraints

- Topography
- Adjacent uses
- Adjacent policy designations

Access and Transport

- Site access
- Local road capacity
- Strategic road capacity

Infrastructure

- Sewerage capacity
- Education capacity
- Health and services
- Communications

- 3.4 No development is considered to be feasible that directly impacts on a Category 1 designation. As a general rule, submitted development sites that include Category 1 designations are immediately sieved out at Stage 2 and are considered not-suitable for development, unless the area in question is considered to be limited and could be incorporated into an area of the site that would be safeguarded from development. Nevertheless, the proximity to Category 1 designations needs to be considered carefully (such as the necessity to provide appropriate buffers that will help to minimise impact to the setting/disturbance/function of the designation in question) and this may limit the net developable area considerably.
- 3.5 There are no National Nature Reserves, Areas of Outstanding Natural Beauty or World Heritage Sites within the city, and no such designations within the north-east are deemed to be within sufficiently close proximity to the city's Green Belt to be significantly impacted upon. No sites directly impact on the city's Ramsar coast or SAC or SPA, but all potential development sites within 2km -or sites with 6km- of these designations are considered in this process as they would need to address Habitats Regulations Assessment (HRA).
- 3.6 Impact categories for the above themes are based on the scale/significance of the impact to a particular designation and/or cumulative impacts to designations.
- 3.7 All of the sites have been subject to Sustainability Appraisal (SA) as part of the draft Local Plan, and the outcomes have been taken into consideration.

Sustainability (Sustainable Access)

- 3.8 In order to understand the sustainable access of a site for residential use, the central point of the site is used, as this provides an average proximity for the development taking into consideration dwellings which are included at the site frontage and therefore have a shorter distance to travel and those at the rear of the site which will have further distances to travel.
- 3.9 In addition, the distances calculated are measured on the basis of the most direct walking route, as this provides an accurate reflection of the accessibility of these services by residents of a site on foot.
- 3.10 Table 1 (below) sets out the local services and facilities against which each of the sites are assessed to determine their sustainable access. Similar to the methodology for the delivery constraints considered earlier, each of the sites are rated as red, amber or green with regard to their relative proximity to each of the services and facilities. The impact mechanism for each designation is set out below.

Table 2: Sustainable Access

<p>Accessibility by Public Transport. The Chartered Institute for Highways and Transportation (CIHT) indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m and for elsewhere of 400, 800 and</p>	<p>The site is within 800m of bus stop on regular bus route or rail station. The site is within 400m of a bus stop on a low frequency bus route (one service an hour or less during the hours of 8am – 6pm) The site is within 800-1200m of bus stop</p>
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1200m	<p>on a regular bus route or rail station. The site is within 400-800m of a bus stop on a low frequency bus route (one service an hour or less during the hours of 8am – 6pm)</p> <p>The site is more than 1200m from a bus stop on a regular bus route or train station. The site is more than 800m from a bus stop on a low frequency bus route (one service an hour or less during the hours of 8am – 6pm)</p>
<p>Proximity of Primary School. The CIHT indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m.</p>	<p>The site is within 500m walking distance of a primary school.</p> <p>The site is within 500-1000m walking distance of a primary school.</p> <p>The site is more than 1000m from a primary school</p>
<p>Proximity of Secondary School. The CIHT indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m.</p>	<p>The site is within 1000m walking distance of a secondary school</p> <p>The site is within 1000-2000m walking distance of a secondary school</p> <p>The site is more than 2000m from a secondary school</p>
<p>Proximity to Convenience store Manual for Streets indicates ‘walkable neighbourhoods’ typically have a range of facilities within a 10 minute (about 800m) walk.</p>	<p>The site is within 800m walking distance of a convenience store</p> <p>The site is within 800-1200m walking distance of a convenience store</p> <p>The site is more than 1200m from a convenience store</p>
<p>Proximity to a GP surgery Manual for Streets indicates ‘walkable neighbourhoods’ typically have a range of facilities within a 10 minute (about 800m) walk.</p>	<p>The site is within 800m walking distance of a GP surgery</p> <p>The site is within 800-1200m walking distance of a GP surgery</p> <p>The site is more than 1200m from a GP surgery</p>
<p>Proximity to a Pharmacy Manual for Streets indicates ‘walkable neighbourhoods’ typically have a range of facilities within a 10 minute (about 800m) walk.</p>	<p>The site is within 800m walking distance of a Pharmacy</p> <p>The site is within 800-1200m walking distance of a Pharmacy</p> <p>The site is more than 1200m from a Pharmacy</p>
<p>Proximity to open space Manual for Streets indicates ‘walkable neighbourhoods’ typically have a range of facilities within a 10 minute (about 800m) walk. The CIHT indicate acceptable and preferred maximum walking distances of 400, 800 and 1200m.</p>	<p>The site is within 800m walking distance of an open space</p> <p>The site is within 800-1200m walking distance of an open space</p> <p>The site is more than 1200m from an open space</p>

3.11 The ability for larger schemes of more than 500 homes to viably provide facilities as part of the proposed development will be taken into consideration as part of the commentary on Infrastructure (above).

Part 2: Availability and Achievability

3.12 Whilst the suitability and sustainability of the site for development is assessed through Part 1 of the site assessment, Part 2 of the site assessment considers the deliverability of the site.

Availability for Development:

3.13 A site was considered available for development, when, on the best information available (confirmed by the call out for sites and information from land owners and legal searches where appropriate), there was confidence that there were no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners. In such circumstances, this will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

3.14 Where potential issues arose regarding a site's availability, an assessment was made using best available information submitted by the developer/agent/landowner, as to how and when such issues could be realistically overcome. Consideration was also given to the delivery record of the developers or landowners putting forward sites and whether the planning background of a site demonstrated a history of non-implemented permissions.

3.15 In order to ensure a transparent and reasonable process, all sites are treated equally regardless of whether they are in public or private ownership. Sites lacking in precise information on ownership are assessed as 'not currently available'.

Achievability for Development:

3.16 In accordance with the NPPG a site is considered achievable for development where there is a reasonable prospect that the particular type of development is developed on the site at a particular point in time². This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

3.17 Achievability will be affected by:

- market factors – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites);
- cost factors – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development; and
- delivery factors – including the developer's own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

² National Planning Practice Guidance - Housing and economic land availability assessment, paragraph 021.

Viability

- 3.18 Since the downturn in the market post 2008, and the publication of the National Planning Policy Framework in 2012, the planning system has had to be responsive to issues around development viability, both through planning applications that are being determined, and through policy and plan-making. The need for viability testing of both proposed sites, and policies in the Local Plan is clear and the two are inextricably linked as a Local Plan with extensive policy requirements and planning obligation asks will have a direct impact on the ability of the proposed site allocations to be viable and deliverable, as well as windfall development sites not identified in the plan.
- 3.19 At plan making stage, an area-wide viability testing model is deemed appropriate as much of the detail around specific sites is unknown. As such, the viability testing will use a number of assumptions (e.g. average sales values, build costs, professional fees etc.) based on reasonably available evidence which is supported by the guidance above.
- 3.20 A detailed Viability Assessment has been prepared to examine the capacity of a range of site typologies. The Assessment indicates in normal circumstances, without there being significant levels of abnormal costs associated with bringing the site forward for development, greenfield sites of all scales and in all spatial locations within the city would be viable. On this basis all Green Belt sites being assessed for the CSDM plan are considered to be viable, unless site specific circumstances dictate otherwise.

Estimating the Development Potential of a Site

- 3.21 The PPG indicates an estimate of the development potential of a site should be guided by existing or emerging plan policy. The guidance does indicate that where the development plan policy does not provide a sufficient basis to make a judgment then relevant existing development schemes can be used as the basis for assessment. In some locations, where considered appropriate to do so, the density will be adjusted to reflect local characteristics.

Density

- 3.22 The NPPF does not identify an indicative minimum net density threshold. The PPG suggests that, where considered appropriate to do so, density should reflect local characteristics. Where information was available from sources such as planning applications, pre-application discussions, development briefs, masterplans or allocations the known density information was used.
- 3.23 As a SHLAA baseline, 30 dwellings per hectare was an assumed starting point for a site. A planning officer then took into account on and off site constraints, market area, site viability issues and the types of development likely to be achieved on the site.
- 3.24 In broad terms, the densities applied to proposed Green Belt sites is lower than 30 dwellings per hectare, taking into account the less central / more peripheral locations identified, and the opportunity to create higher end housing. Most densities are set at 20-25 dwellings per hectare (either applied by the City Council or put forward through the developer submission).

Gross and Net Developable Area

- 3.25 The developable area is the likely proportion of the site which will be available for residential development, after taking into account provision of infrastructure, open space and other land uses designed to complement housing development. For larger sites a greater percentage of the total site area is deducted in order to give this developable area that can be used for housing. This takes into account other uses that are likely to be incorporated in to larger housing schemes, for example, education provision or the need for critical infrastructure such as new roads.
- 3.26 The Tyne and Wear Strategic Housing Land Availability Assessment (SHLAA) Sub-Regional Addendum Concept Paper and Supplementary Guidance set out assumptions for estimating net developable area which are considered appropriate for the SHLAA (Table 2, below). Planning Officers made an informed judgement regarding the percentage net to apply to a gross site area, based upon the type and level of constraint identified on a site. For example, a site over 2 hectares in size with multiple significant constraints including ecology and typology constraints, may have a percentage net of 50% applied to account for mitigation measures required for ecology buffers and available developable land which would make the site suitable for housing development.

Table 3: Site Gross to Net Ratios

Gross site area (ha)	Percentage net
Less than 0.4 ha	100%
0.4 to 2 ha	75-90%
Over 2 ha	50-75%

Estimating the Housing Potential of Each Site – Capacity Yield

- 3.27 Where there is ‘known’ information of a site capacity from the call out for sites process or discussion with the Council, this will be taken into account. Where no such information has been provided, site capacity will be based on informed estimates, which may be subject to change as a detailed scheme is developed for a site. This is principally calculated from the ‘developable area’ multiplied by an appropriate housing density.

Build Rates and Timescales of Delivery

- 3.28 The build rate of a site for residential purposes depends upon the strength of market demand for the particular housing product on offer. Therefore instances of build rates can vary across different sites and locations in Sunderland.
- 3.29 The Sunderland SHLAA explores build rates for single developer and dual-developer sites. A standard 30 dwellings per annum is applied to single developer sites, which increases to 40-50 dwellings per annum on dual-developer sites. These delivery rates are used as a starting point and information from developers regarding building rate intent for a site would always be used in the first instance, if shown to demonstrate higher or lower annual build rates against the standard 30 or 40 dwelling per annum build rate. Where sites are under construction, delivery rates will align with previous annual delivery rates to reflect a sites build rate accurately.

3.30 The build rate of a site dictates how long a development will take to complete. Large sites in particular, can build out over long time periods. Subject to adoption of the Local Plan, submission and determination of a planning application, discharge of conditions and site preparation timescales, delivery of Green Belt sites is anticipated to commence on site from 2023.

4. Conclusion

Summary Results

- 4.1 Thirty separate sites were considered as part of the above process. Of these, 15 demonstrate potential deliverability, 1 is proposed for safeguarding from the Green Belt, while the remaining 14 sites demonstrate that site deliverability would be unlikely.

Sites Proposed for Green Belt Release (Housing Release Sites)

- 4.2 The sites proposed for Green Belt release total just over 100 hectares in size (3.0% of the total Sunderland Green Belt) and equate to an estimated 1,546 new homes.
- 4.3 A separate Green Belt Release Sites Capacity Study considers the potential design layout and housing yield of these sites in more detail. This indicates that in terms of area, 662 homes (covering 51.7ha) are identified in the Washington sub-area, 217 homes within Sunderland North (covering 12.3ha), 70 homes within Sunderland South (covering 7.0ha) and 597 homes within the Coalfield sub-area (covering 33.8ha).
- 4.4 The above sites have been assessed as being 'potentially' deliverable, in that there are still constraints issues that need to be overcome but these are considered feasible to resolve. Nevertheless, there remains an element of uncertainty, particularly with those sites where numerous outstanding issues have been identified. Furthermore, there may be cumulative issues in key areas that impact on total development capabilities (such as in relation to road junction/highway capacity, school capacity or unknown 'abnormals' that could potentially undermine site viability).

Land for Safeguarding

- 4.5 When revising the Green Belt boundaries, the NPPF indicates that Local Planning Authorities should have regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period. In addition, where necessary, the local planning authority should identify 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs strategically well beyond the Plan period.
- 4.6 Whilst it is recognised that the Housing Release Sites will ensure that development needs within the plan period to 2033 can be met, it is also necessary for the Council to consider identifying safeguarded areas to meet longer term development needs well beyond the plan period, in accordance with the NPPF.
- 4.7 In order to meet these longer term development needs, a safeguarding area of 100 hectares (3% of the Green Belt) has been identified for deletion from the Green Belt to the east of Washington and north of Washington Road.
- 4.8 The land is not formally allocated for development within the CSDP and it is not anticipated that it will be developed within the plan period. However, it does provide an indication for the future direction of growth within the City and

ensure that the Council will not need to review its Green Belt boundaries again at the end of the plan period, in accordance with the NPPF.

Summary of Housing Release Sites and Land for Safeguarding

4.9 Out of the 30 sites that were considered in this process, the table below identifies the 15 sites proposed as Housing Release Sites, as well as the land for safeguarding. These are also shown on Maps 1-4 below. These sites are included in Policies SA3 and SA4 of the CSDP.

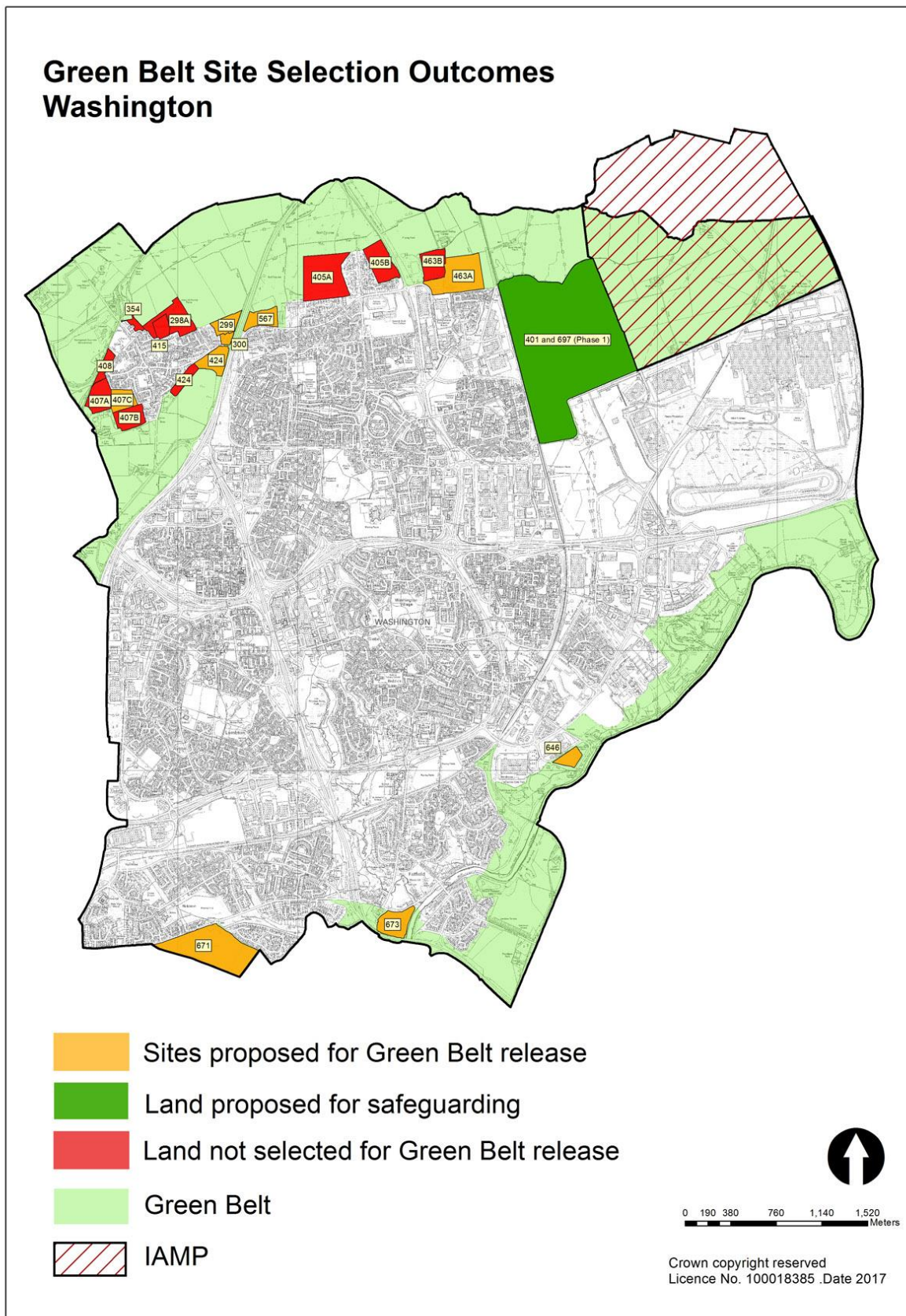
SHLAA Site reference	CSDP Policy SA3 reference	Site name	Housing Yield	Approximate Green Belt release (hectares)
Sites Proposed for Green Belt Release (Housing Release Sites)				
407C	HRS1	North of Mount Lane, Springwell Village	48	3.2
299/300	HRS2	Peareth Hall Farm and Gospel Hall Trust Meeting Houses, Springwell Village	40	3.7
424	HRS3	Stoney Lane, Springwell	54	4.2
567	HRS4	George Washington Hotel Golf Course (Pitch & Putt), Usworth	40	3.6
463A	HRS5	Farmland to the west of Waterloo Road, Usworth	205	10.9
673	HRS6	Greenspace at James Steel Park, Fatfield	32	5.2
671	HRS7	Southern Area Playing Fields, Rickleton	202	18.7
646	HRS8	Land at Glebe House Farm, Staithes Road, Pattinson	41	2.2
416	HRS9	Land north and west of Ferryboat Lane, North Hylton	135	8.0
675	HRS10	Land at Newcastle Road, Fulwell	82	4.3
676	HRS11	Land at West Park, Middle Herrington	70	7.0
465	HRS12	Land adjacent to Herrington Country Park, Penshaw	400	23.9
113	HRS13	New Herrington Workingmens Club, Houghton-Le-Spring	17	1.6
464B	HRS14	Land to the east of The Granaries, Offerton	10	(0.9)
330B	HRS15	Redevelopment of Philadelphia Complex (Green Belt extension)	170	8.3
Total			1,546	104.8
Land for Safeguarding				
401 / 697	Policy SA4	Land to north of Washington Road, Sulgrave	700-1,400	c.100.0
Total			700-1,400	100.0

4.10 The new neighbourhoods will require sensitive design and provide distinctive character, shaped by the local topography, landscape and heritage assets, and complemented by appropriate use of innovation in design. Green space

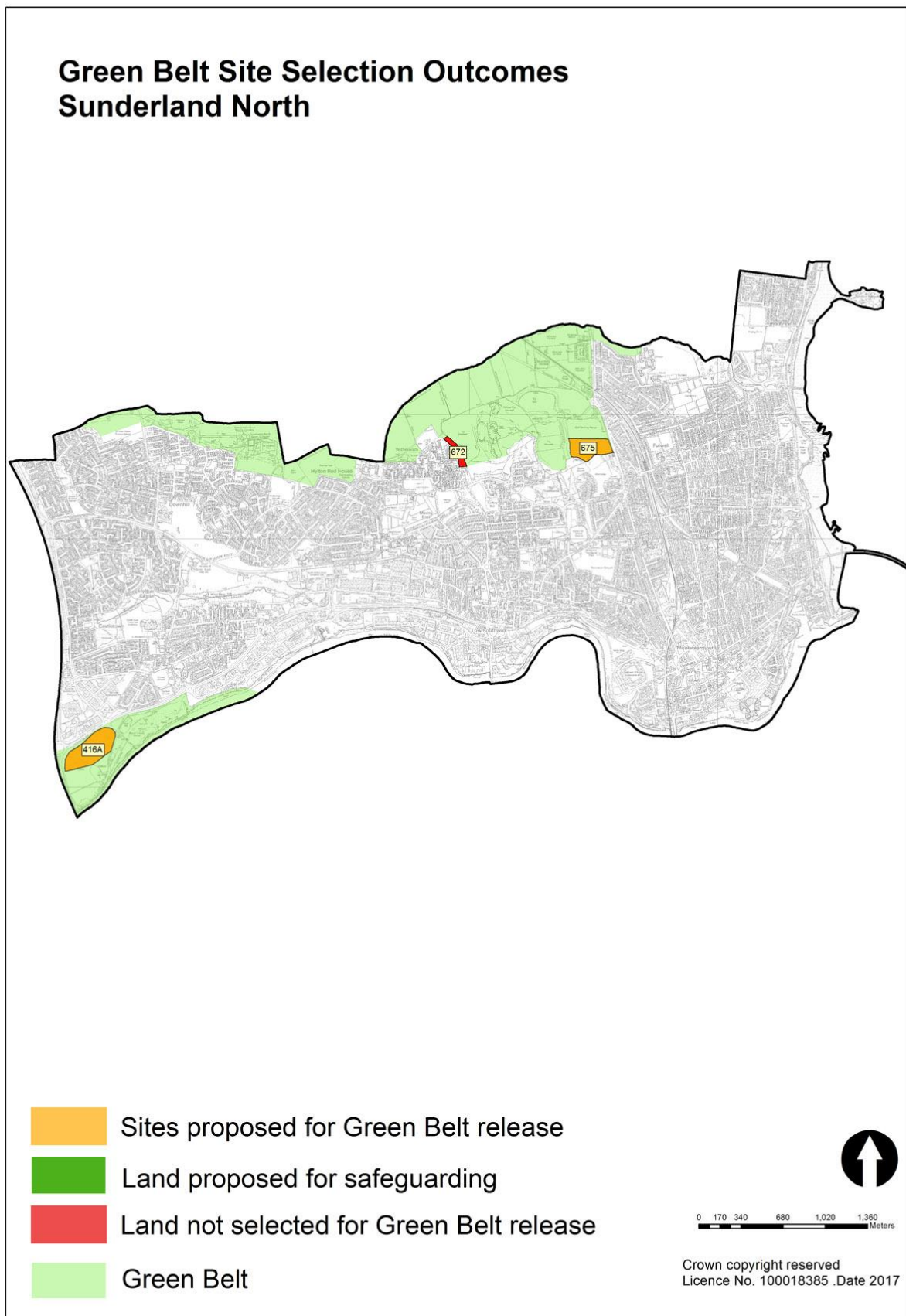
will be an important feature of the development to reflect the urban edge location and to provide multiple benefits for residents. Ecological buffers will be required from designated sites/ existing habitats, particularly semi-natural broadleaved woodland and watercourses.

- 4.11 Further buffers may also be required to mitigate against physical constraints including pylons, sewers and proximity to main roads. Appropriate water management will be required including sustainable drainage schemes following the drainage hierarchy, and measures to ensure that flood risk is not increased both onsite and off-site and, where possible, reduced over the lifetime of the Plan.
- 4.12 Development will be required to undertake a full Transport Assessment and provide necessary measures, works and/or contributions to mitigate the impacts of development on the transport network, including provision of and access to sustainable modes of transport. Pedestrian and cycling improvements will be required to integrate sites into the surrounding area.
- 4.13 Landowners have indicated their support for the proposal so deliverability is anticipated to be achievable in the plan period. However, market capacity means that it is unlikely that the development will be fully completed within the plan period and capacity will remain for housing development post 2033.
- 4.14 Submissions of the 30 site summaries, together with access and constraints maps can be found in Appendix 1. Appendix 2 provides summaries for all of the other Green Belt land parcels that have not been discounted at Stage 1 or Stage 2 Green Belt Reviews, or the Call for Sites Review. The full proformas for all 30 sites can be found in Appendix 4.

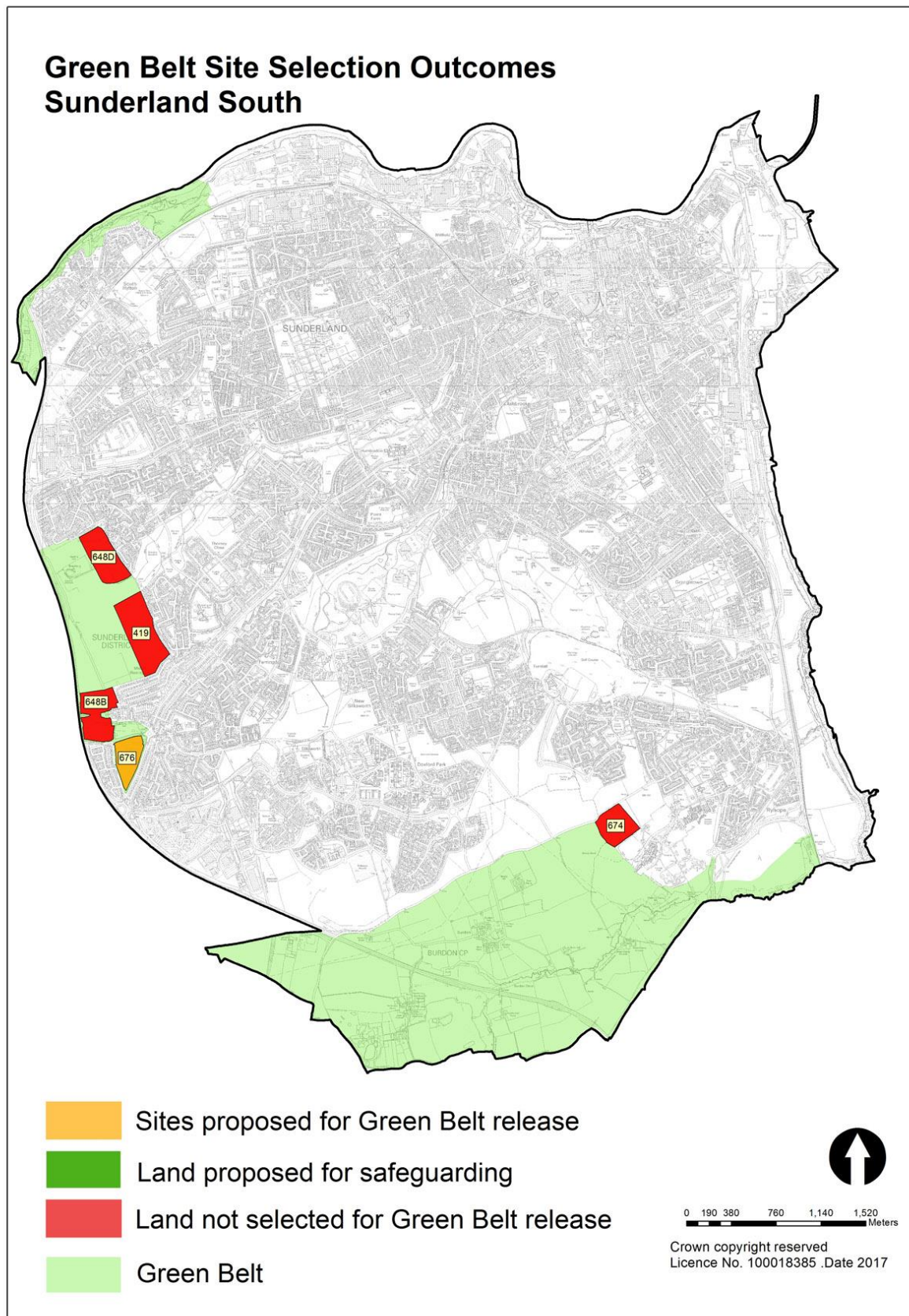
Map 1 – Green Belt Site Selection Outcomes - Washington



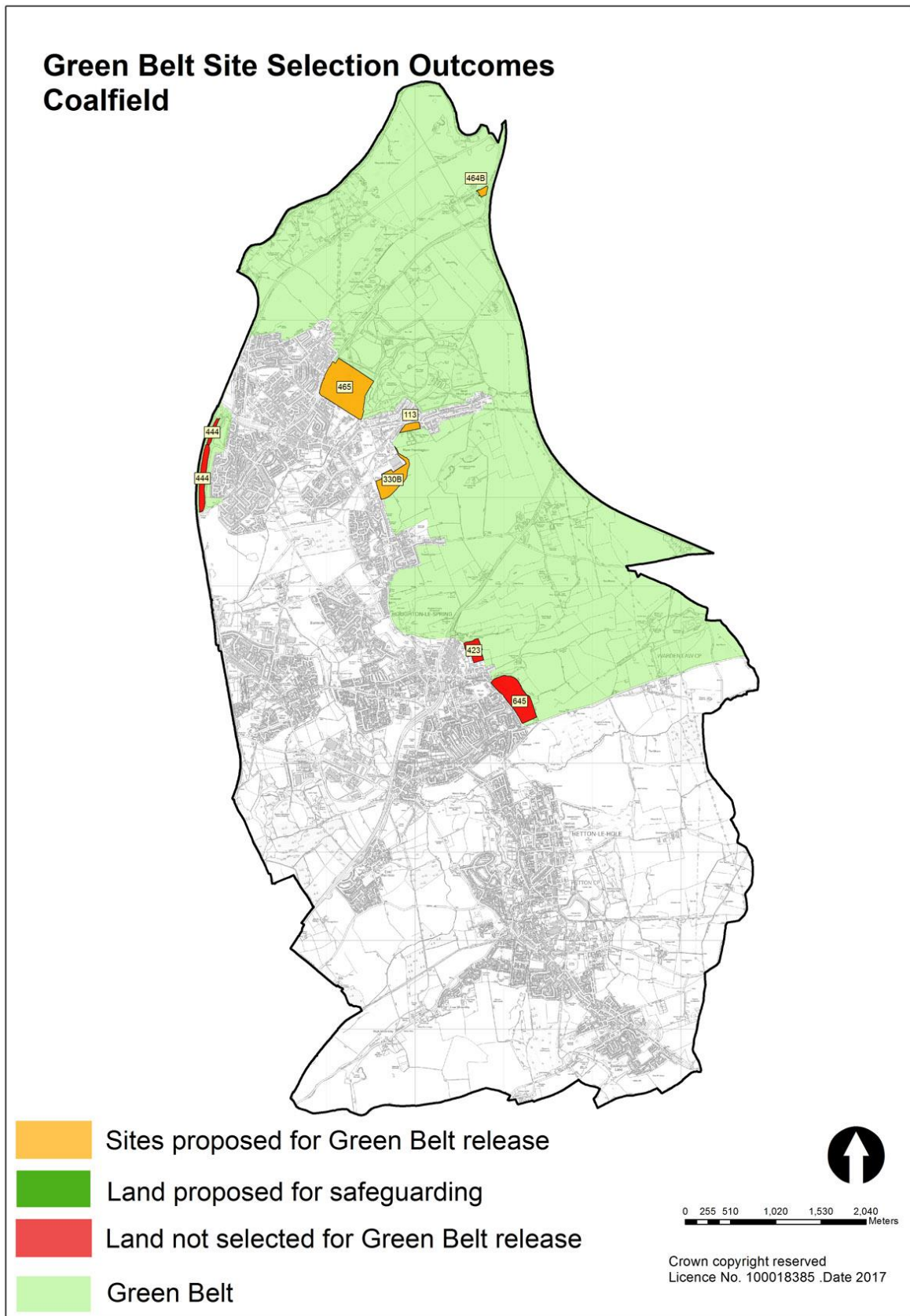
Map 2 – Green Belt Site Selection Outcomes – Sunderland North



Map 3 – Green Belt Site Selection Outcomes – Sunderland South



Map 4 – Green Belt Site Selection Outcomes - Coalfield



Appendix 1: Site Assessment

Deliverability Summary of Sites

- Green:** Likely/appropriate
- Amber:** Uncertain/potentially appropriate
- Red:** Unlikely/not appropriate

Site	Suitable	Sustainable	Available	Achievable	Deliverable
299-300	Amber	Amber	Green	Green	Green
424	Amber	Amber	Green	Green	Green
407C	Amber	Amber	Green	Amber	Green
567	Amber	Amber	Green	Green	Green
463A	Amber	Amber	Amber	Green	Green
671	Amber	Green	Green	Amber	Green
673	Amber	Green	Green	Green	Green
646	Amber	Amber	Green	Green	Green
416	Amber	Amber	Green	Green	Green
675	Amber	Green	Green	Green	Green
676	Amber	Green	Green	Amber	Green
465	Amber	Green	Green	Amber	Green
113	Amber	Green	Green	Green	Green
464B	Amber	Amber	Green	Green	Green
330B	Amber	Green	Green	Green	Green
401 / 697 (Phase 1)	Red	Red	Green	Amber	Amber
354	Amber	Amber	Red	Green	Red
415	Red	Amber	Amber	Amber	Red
407 and 408	Red	Amber	Green	Red	Red
405A/B	Amber	Amber	Red	Amber	Red
463B	Red	Amber	Red	Red	Red
672	Amber	Green	Red	Amber	Red
419	Amber	Amber	Amber	Amber	Red
648B	Red	Amber	Green	Red	Red
648D	Amber	Amber	Amber	Amber	Red
674	Red	Amber	Green	Red	Red
444	Amber	Amber	Green	Red	Red
423	Amber	Green	Red	Amber	Red
645	Red	Amber	Green	Amber	Red

Potentially Deliverable Sites

Washington:

SHLAA site reference	299 and 300																	
Site name	Peareth Hall Farm and Gospel Hall Trust Meeting Houses, Springwell Village																	
Landowner	Consortium of Landowners																	
Site agent	None to date																	
Indicative housing capacity	40																	
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20	20	-
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable. Ground conditions, hydrology and access appear to be suitable and feasible and there is no impact to Category 1 constraints. Mitigation to particularly focus on reducing the impact to the wildlife/GI corridor and landscape, to noise/air/vibration mitigation in relation to the adjacent A194(M), and to the setting of the Grade II listed building.																	
Sustainable access conclusion	Partly sustainable, lying on the edge of Springwell Village but with reasonable access to the village centre, and good access to public transport services.																	
Availability conclusion	Site is considered available for development- site is promoted by consortium of landowners with no known legal issues to consider.																	
Achievability conclusion	Site is considered to be achievable for development, consisting of a part-brownfield, part-greenfield site that appears to be free from abnormal costs and in a desirable location in a medium to high market value area.																	
Overall site conclusion	Actively marketed by a consortium of landowners, this available and achievable site lies within Springwell Village, beside the A194(M), and partly constitutes brownfield land. The site is partly accessible to the centre of the village and is also located alongside a main bus route (sustainable location).																	
Policy requirements	<ul style="list-style-type: none"> • Mitigate against loss of Green Belt and ensure ecological net gain • Sensitive design is needed in order to minimise further impact to the wildlife corridor and to the Grade 2 listed Usworth House • Buffer zone required to minimize noise/air/vibration from nearby motorway • School and other infrastructure issues to resolve. 																	

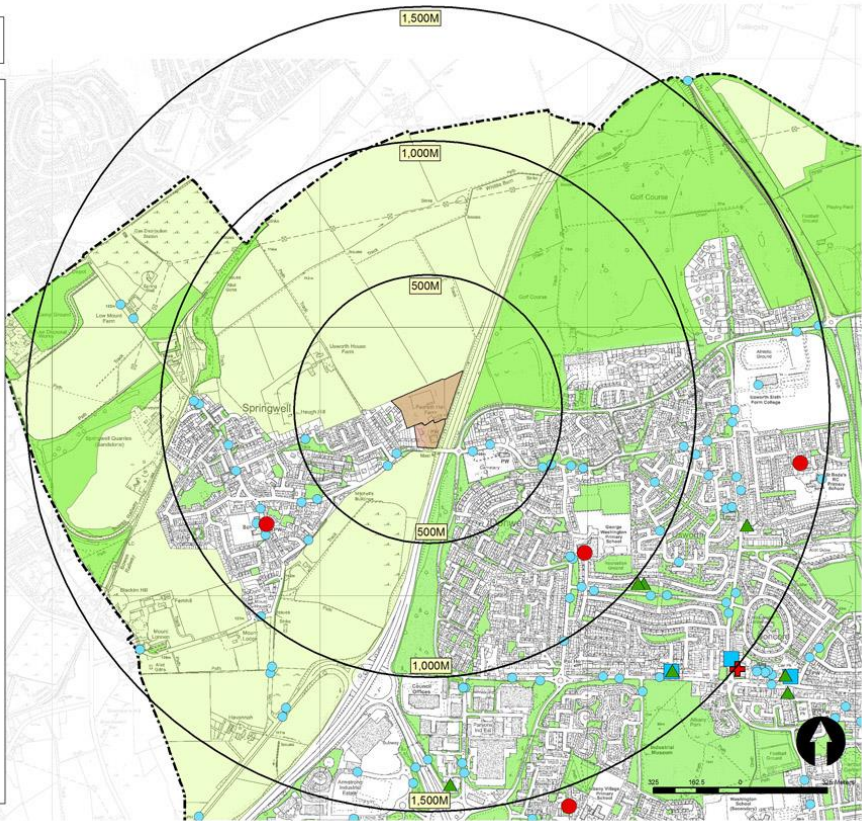
Site 299/300

Key

- City boundary
- Site boundary
- Green Belt boundary
- Doctors
- Pharmacies
- Local stores
- Primary school
- Secondary school
- Bus stops
- Green space

Scale: 1:15,000

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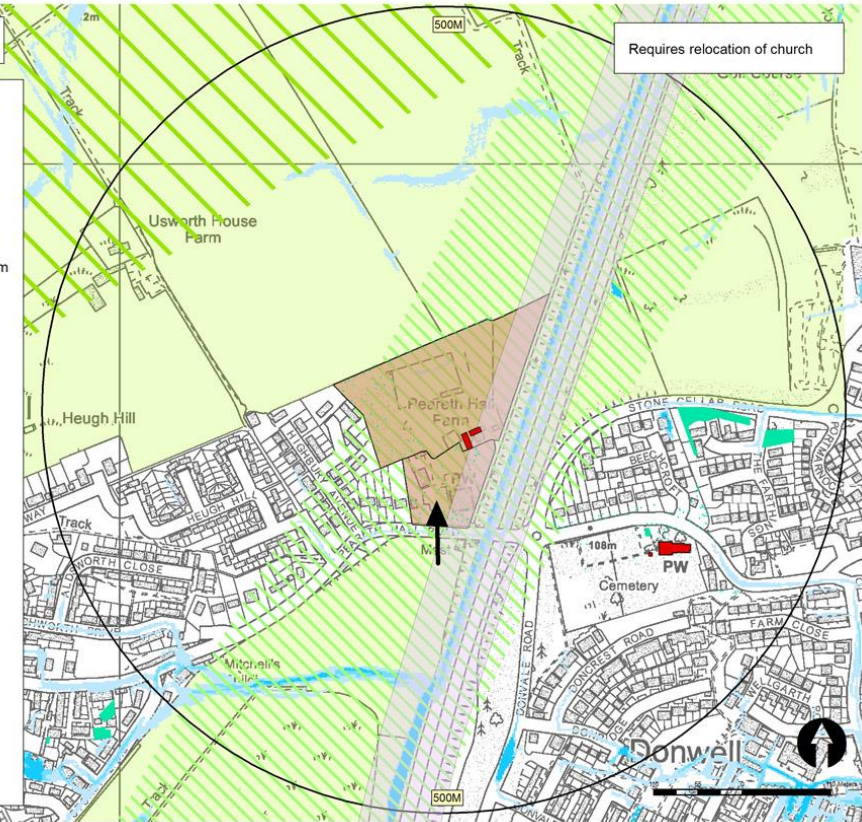
Site 299 /300

Key

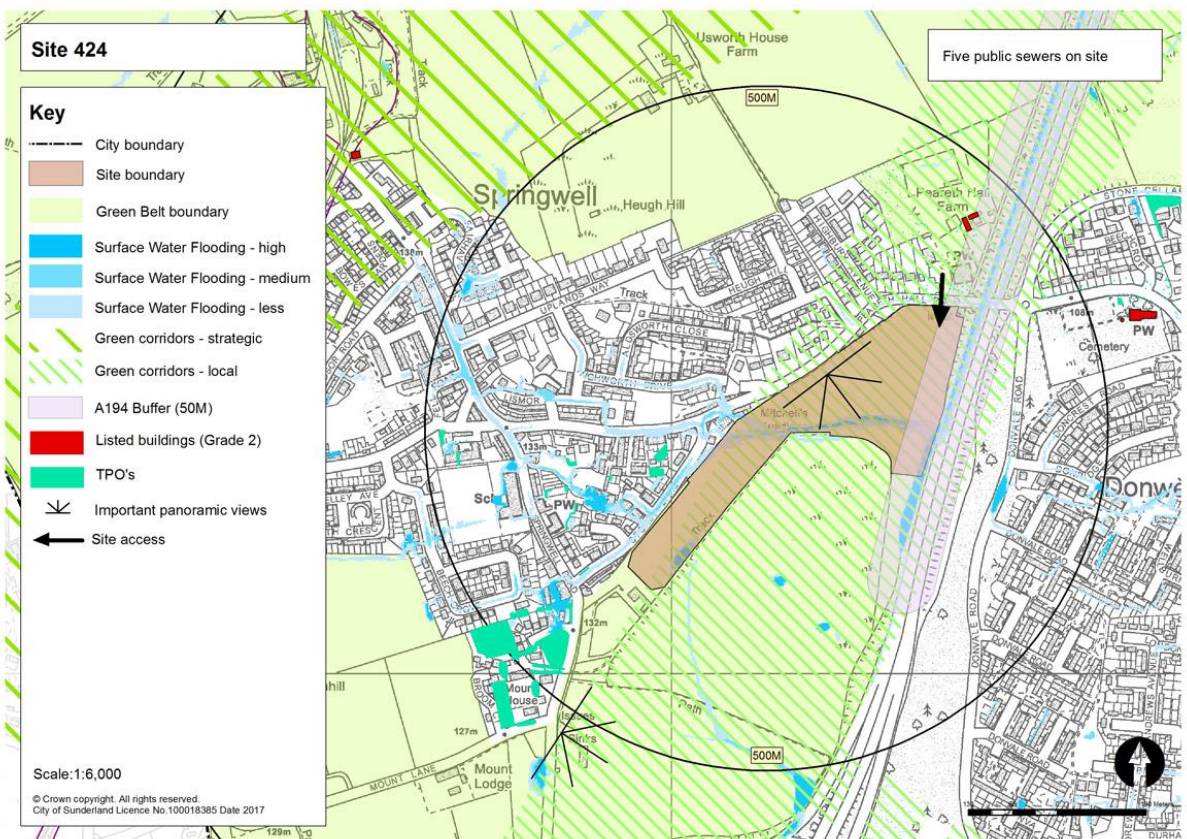
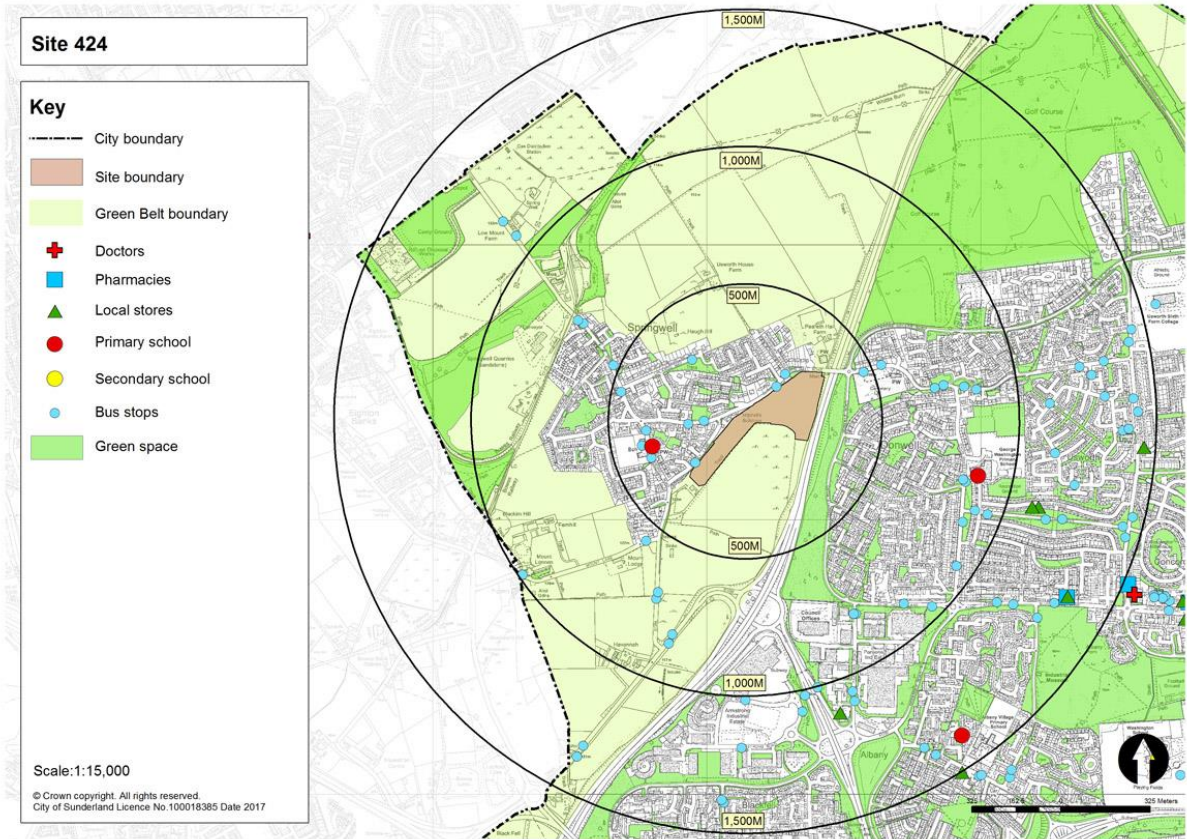
- City boundary
- Site boundary
- Green Belt boundary
- Surface Water Flooding - high
- Surface Water Flooding - medium
- Surface Water Flooding - less
- Green corridors - strategic
- Green corridors - local
- A194 Buffer (50M)
- Listed buildings (Grade 2)
- TPO's
- Site access

Scale: 1:5,000

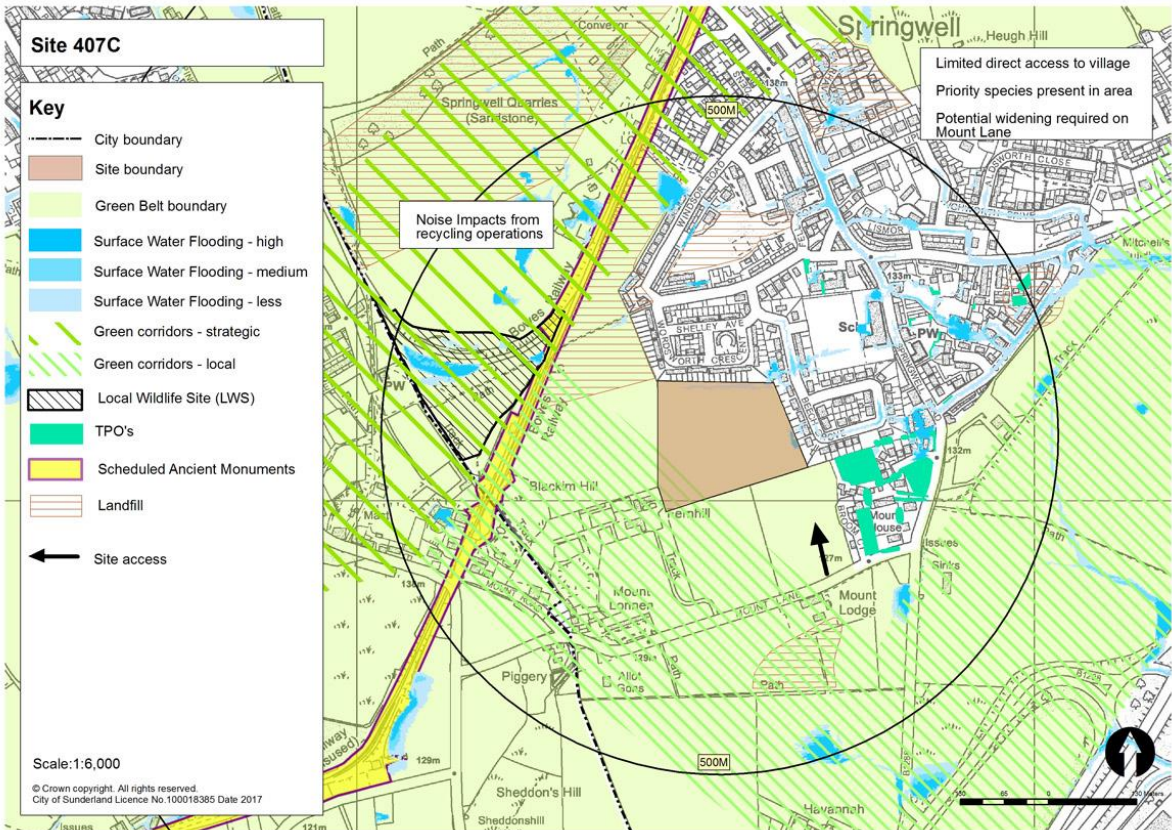
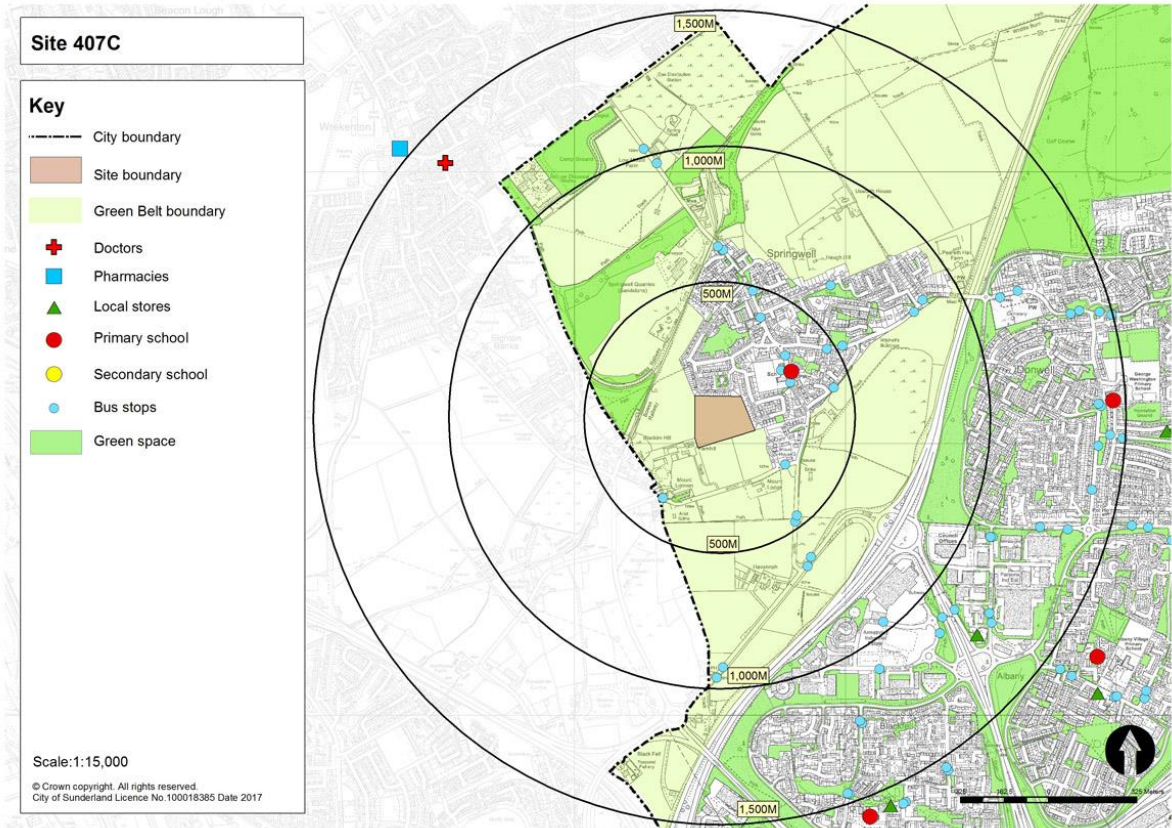
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SHLAA site reference	424																	
Site name	Stoney Lane, Springwell Village																	
Landowner	Story Homes																	
Site agent	NLP																	
Indicative housing capacity	54																	
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
	-	-	-	-	-	-	-	14	20	20	-	-	-	-	-	-	-	-
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable. Ground conditions, hydrology and access appear to be suitable and feasible and there is no impact to Category 1 constraints. Mitigation to particularly focus on reducing the impact to the wildlife/GI corridor and landscape, to noise/air/vibration mitigation in relation to the adjacent A194(M), and addressing public sewers on site.																	
Sustainable access conclusion	Partly sustainable, lying on the edge of Springwell Village but with reasonable access to the village centre, and good access to public transport services.																	
Availability conclusion	Site is considered available for development- site is promoted by developer with no known legal issues to consider.																	
Achievability conclusion	Site is considered to be achievable for development, consisting of a greenfield site that appears to be free from abnormal costs and in a desirable location in a medium to high market value area.																	
Overall site conclusion	Site is actively marketed by Story Homes, this available and achievable greenfield site lies on the eastern boundary of Springwell Village and beside the A194(M), partly accessible to the centre of the village and lying close to a main bus route (sustainable location).																	
Policy requirements	<ul style="list-style-type: none"> • Mitigate against loss of Green Belt and ensure ecological net gain • Sensitive design is needed in order to minimise further impact to the wildlife corridor and impact to local views • School and other infrastructure issues to resolve including noise/air/vibration issues relating to the adjacent motorway, and public sewers on site. 																	



SHLAA site reference	407C																	
Site name	North of Mount Lane, Springwell Village																	
Landowner	Hellens																	
Site agent	GVA/Bilfinger																	
Indicative housing capacity	48																	
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
	-	-	-	-	-	-	-	-	-	10	25	13	-	-	-	-	-	-
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable. Ground conditions, physical constraints, hydrology and access appear to be suitable and feasible and there is no impact to Category 1 constraints. Mitigation to particularly focus on reducing the impact to the wildlife/GI corridor and landscape.																	
Sustainable access conclusion	Partly sustainable, lying on the edge of Springwell Village but with reasonable access to the village centre.																	
Availability conclusion	Site is considered available for development- site is promoted by developer with no known legal issues to consider.																	
Achievability conclusion	Site is considered to be potentially achievable for development, provided that highways access can be resolved. Situated in a desirable location in a medium to high market value area.																	
Overall site conclusion	Site is actively marketed by Hellens, this available and potentially achievable greenfield site lies on the south-west boundary of Springwell Village. This smaller site (than originally proposed) avoids the more fundamental impacts affecting land immediately to the west, namely to the principles of Green Belt, associated noise issues from recycling plant, proximity to Scheduled Ancient Monument and to protected species and habitat. Site lies partly accessible to the village.																	
Policy requirements	<ul style="list-style-type: none"> • Mitigate against loss of Green Belt and ensure ecological net gain • Sensitive design is needed in order to minimise further impact to the wildlife corridor and impact to local views • School and other infrastructure issues to resolve, including suitable highways access. 																	



SHLAA site reference	567																	
Site name	George Washington Hotel Golf Course (Pitch & Putt), Usworth																	
Landowner	Barratt David Wilson Homes																	
Site agent																		
Indicative housing capacity	40																	
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
	-	-	-	-	-	-	-	-	-	10	20	10	-	-	-	-	-	-
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable. Ground conditions, hydrology and access appear to be suitable and feasible and there is no impact to Category 1 constraints. Mitigation to particularly focus on reducing the impact to the wildlife/GI corridor and landscape, and to noise/air/vibration mitigation in relation to the adjacent A194(M).																	
Sustainable access conclusion	Partially sustainable. Limited accessibility to facilities on foot, but reasonable access to public transport																	
Availability conclusion	Site is considered available for development- site is promoted by developer with no known legal issues to consider.																	
Achievability conclusion	Site is considered to be achievable for development, consisting of a greenfield site that appears to be free from abnormal costs and in a desirable location in a medium to high market value area.																	
Overall site conclusion	Site is actively marketed by Barratt David Wilson Homes, this suitable, available and achievable greenfield site lies alongside the northern edge of Washington, to the immediate east of the A194(M). Though the area has limited sustainable access, the site has an urban feel and enables the potential to straighten the Green Belt boundary without unduly compromising the wider wildlife corridor to the north.																	
Policy requirements	<ul style="list-style-type: none"> • Mitigate against loss of Green Belt and ensure ecological net gain • Sensitive design is needed in order to minimise further impact to the wildlife corridor and impact to local views • School and other infrastructure issues to resolve including noise/air/vibration issues relating to the adjacent motorway. 																	

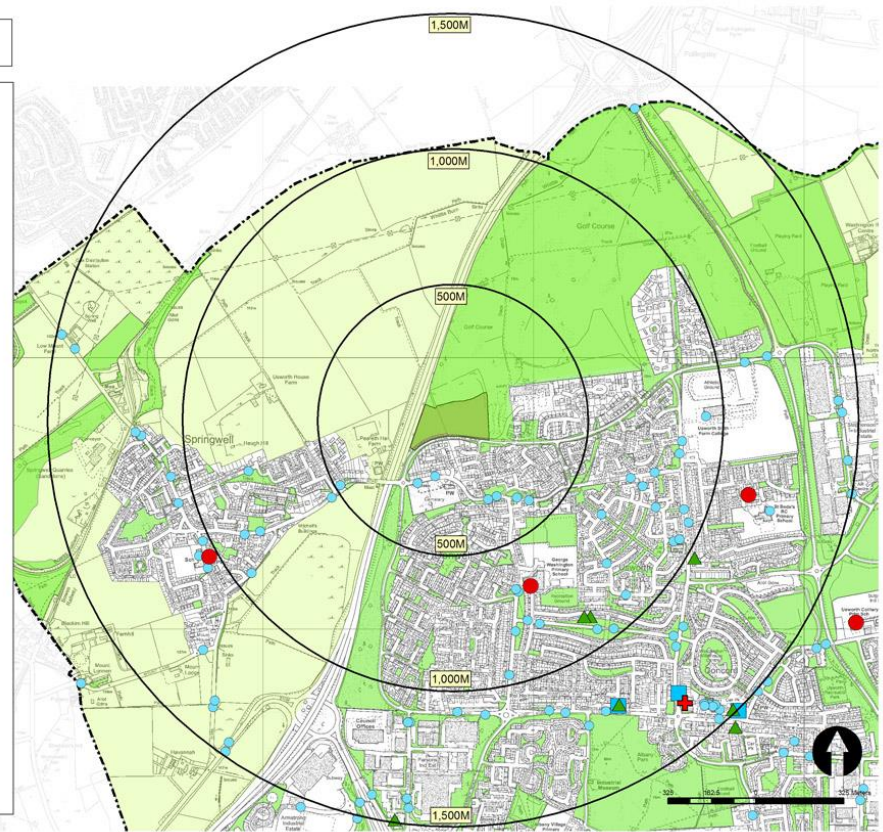
Site 567

Key

-  City boundary
-  Site boundary
-  Green Belt boundary
-  Doctors
-  Pharmacies
-  Local stores
-  Primary school
-  Secondary school
-  Bus stops
-  Green space



Scale:1:15,000

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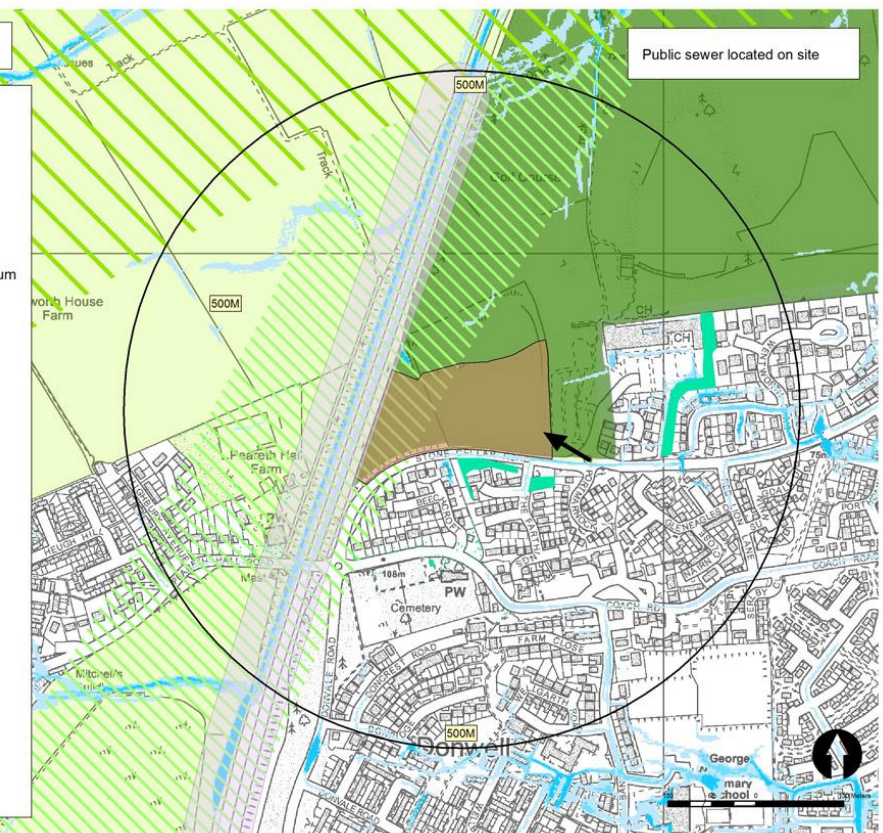
Site 567

Key

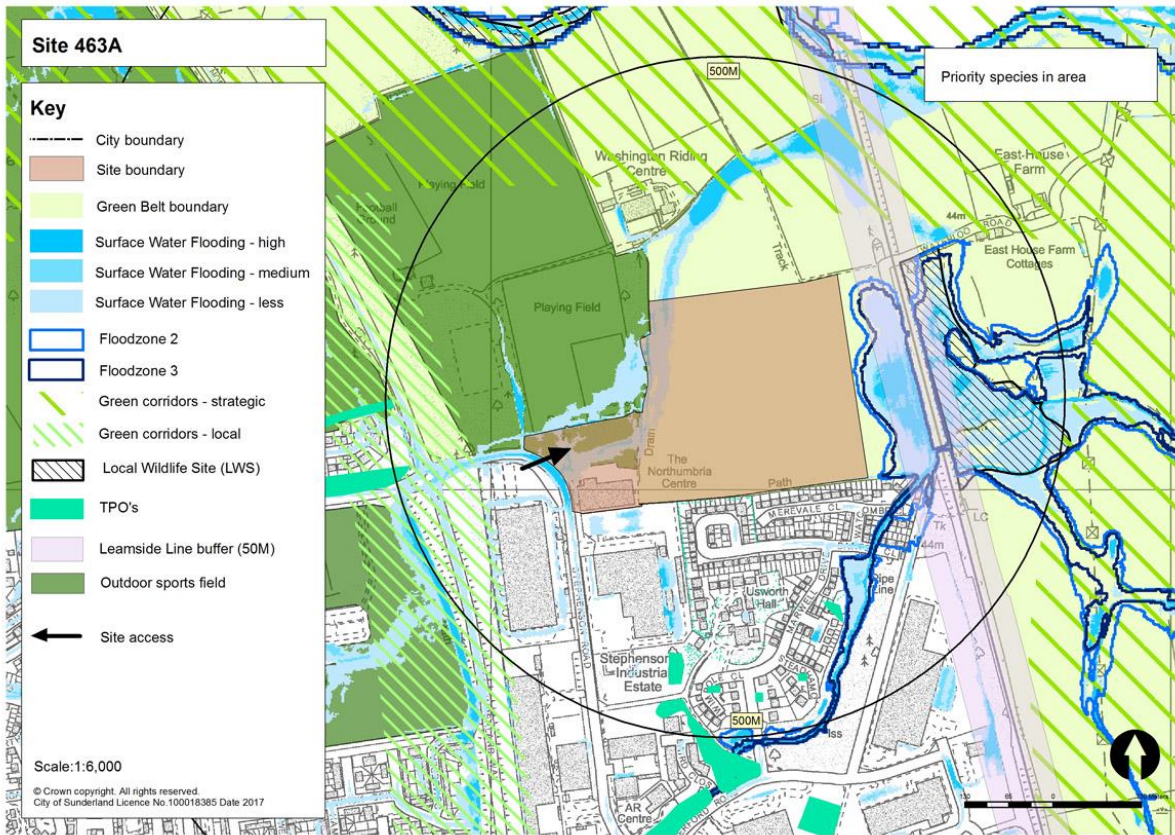
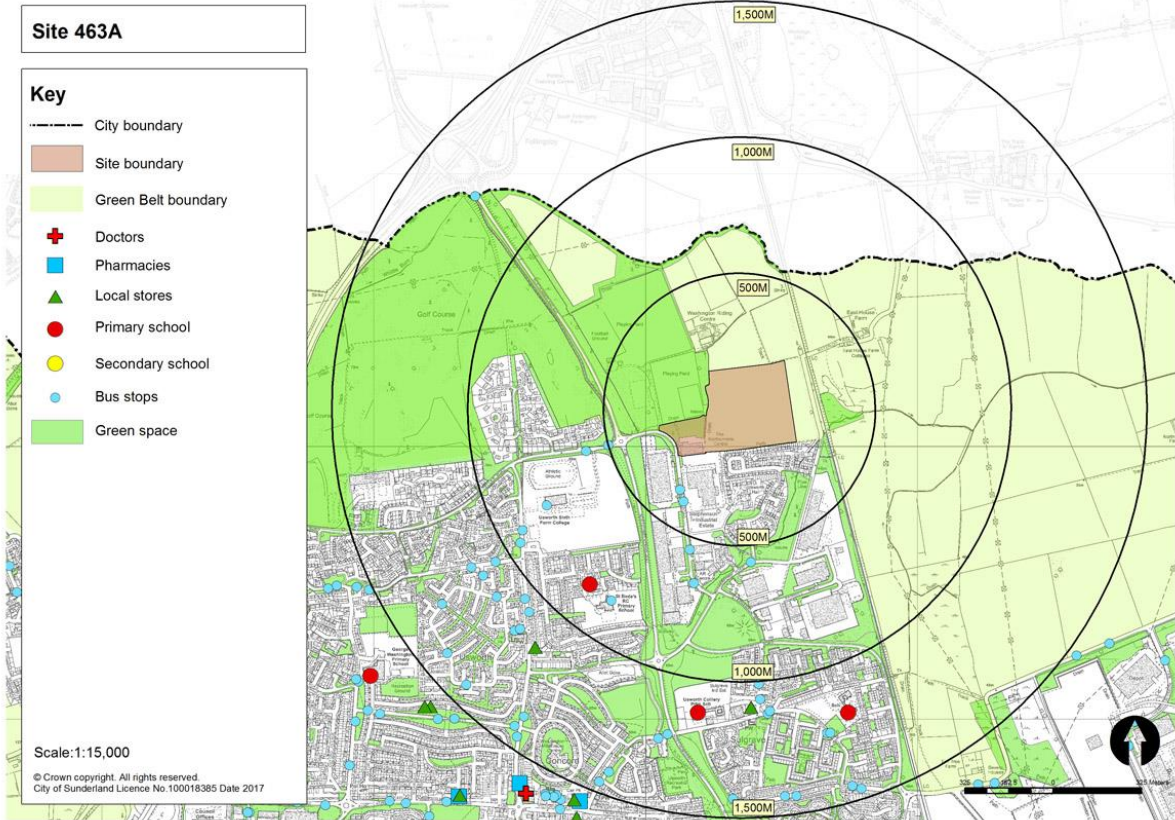
-  City boundary
-  Site boundary
-  Green Belt boundary
-  Surface Water Flooding - high
-  Surface Water Flooding - medium
-  Surface Water Flooding - less
-  Green corridors - strategic
-  Green corridors - local
-  A194 Buffer (50M)
-  Golf course
-  TPO's
-  Site access

Scale:1:6,000

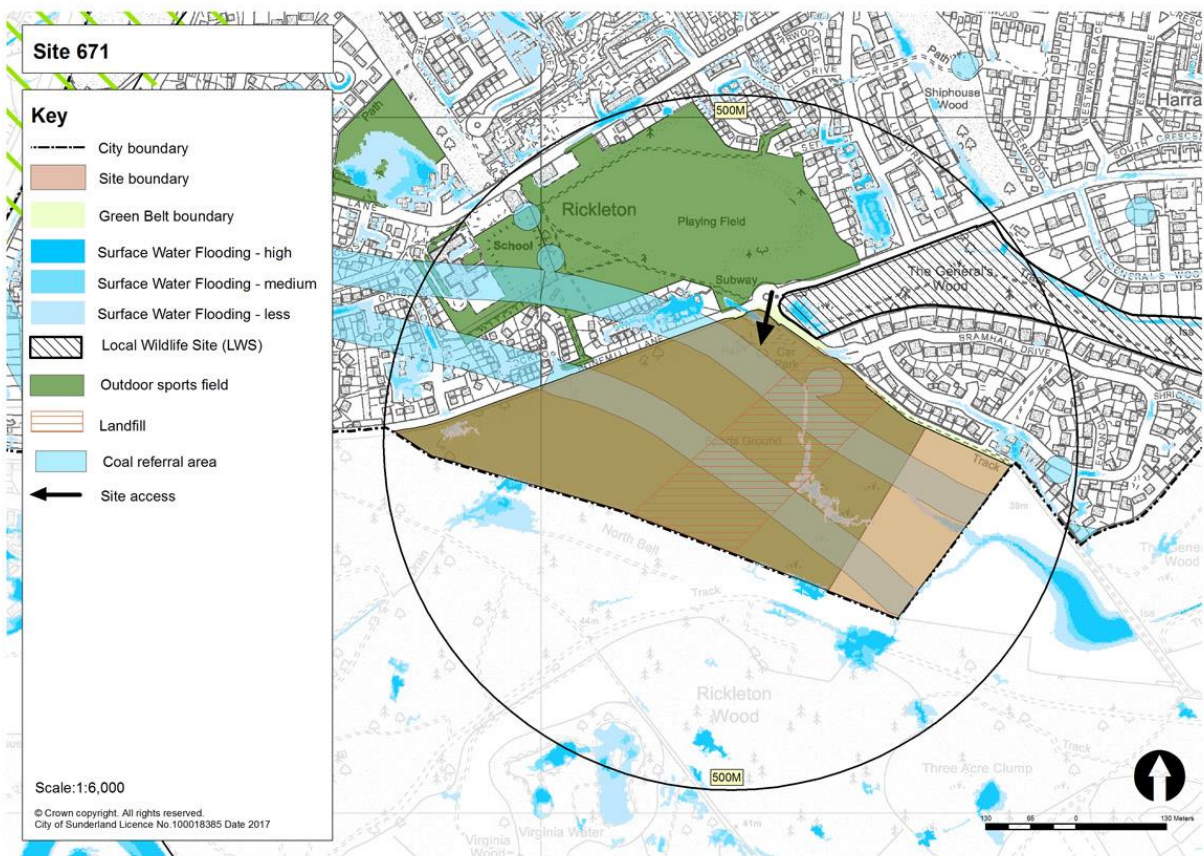
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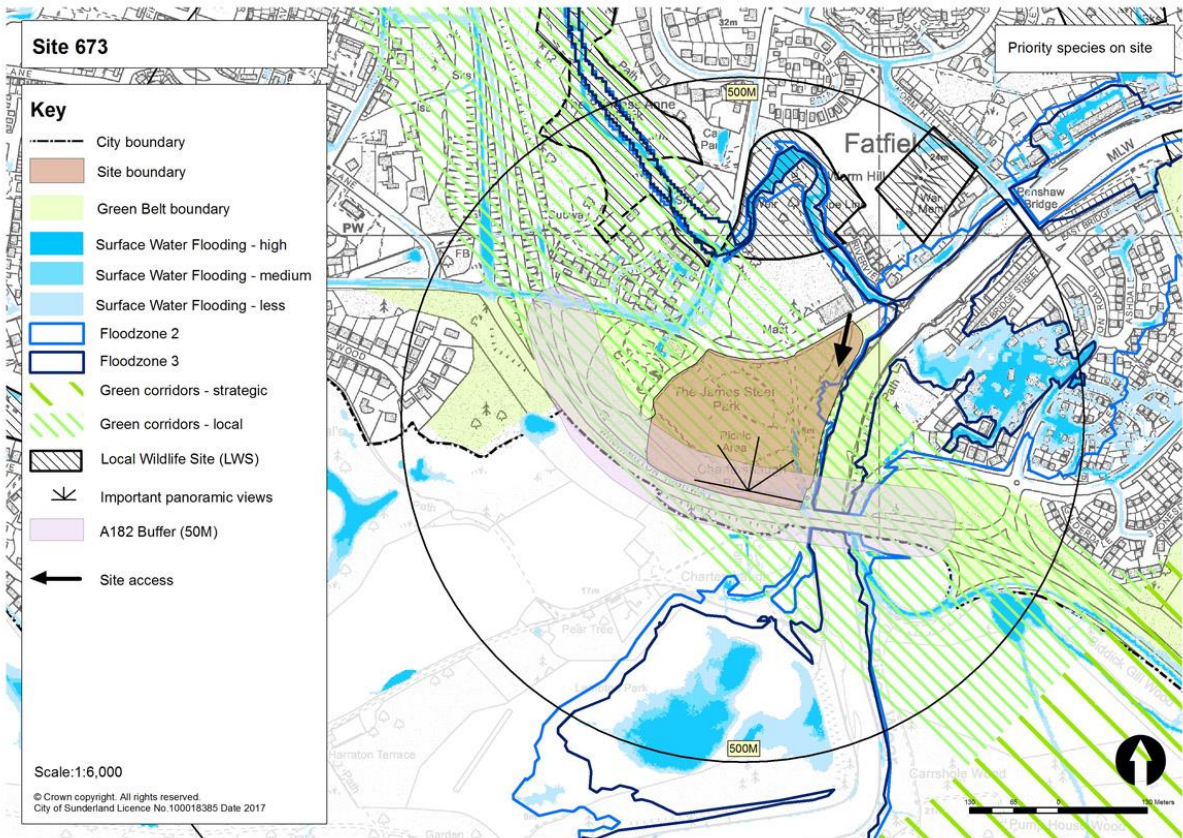
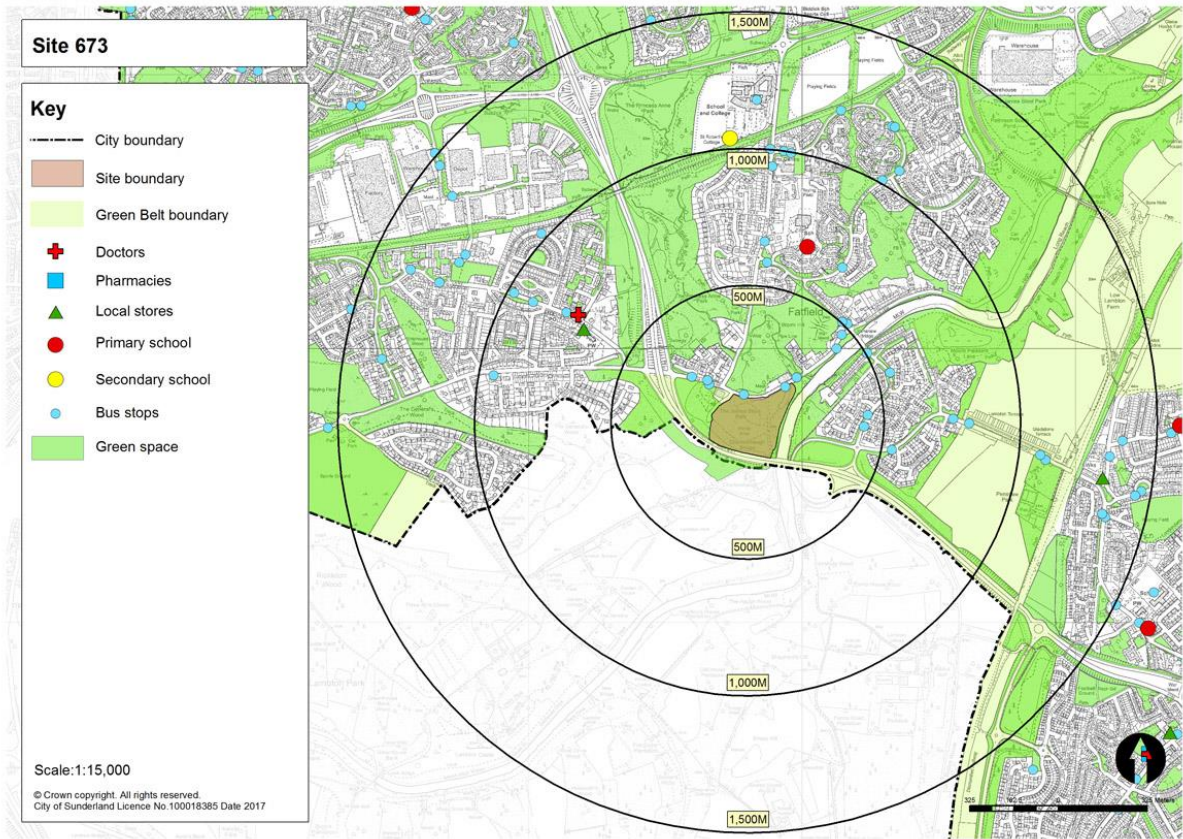
SHLAA site reference	463A																	
Site name	Farmland to the west of Waterloo Road, Usworth																	
Landowner	Story Homes																	
Site agent	NLP																	
Indicative housing capacity	205																	
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
	-	-	-	-	-	-	-	-	-	-	-	5	40	40	40	40	40	-
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable. Ground conditions, physical constraints, hydrology and access appear to be suitable and feasible and there is no direct impact to Category 1 constraints. Mitigation to particularly focus on reducing the impact to the wildlife/GI corridor and landscape.																	
Sustainable access conclusion	Partly sustainable. Distanced from facilities, but reasonable distance from bus services.																	
Availability conclusion	Site is considered potentially available for development- access via local authority land, but considered to be acceptable. No known legal issues to consider.																	
Achievability conclusion	Site is considered to be achievable for development, consisting of a greenfield site in a desirable location in a medium to high market value area.																	
Overall site conclusion	Site is actively marketed by Story Homes, this available and achievable site lies on the north-east boundary of Washington, hemmed-in by the Leamside Line, by housing to the south and Northern Area Playing Fields to the west. Access would need to be secured across City Council land.																	
Policy requirements	<ul style="list-style-type: none"> • Mitigate against loss of Green Belt and ensure ecological net gain • Sensitive design to minimise impact to Green Belt gap between Washington and Follingsby and wildlife/GI corridor, and to avoid Flood Risk Zones on eastern boundary of site and address surface water flooding to north-west of site • Impact to Green Belt defensible boundary – a new robust boundary would need to be created across an otherwise open field • Access to be agreed across City Council land • The site is remote from facilities, and needs to better connect to the public transport network to demonstrate access sustainability • School and other infrastructure issues to resolve 																	



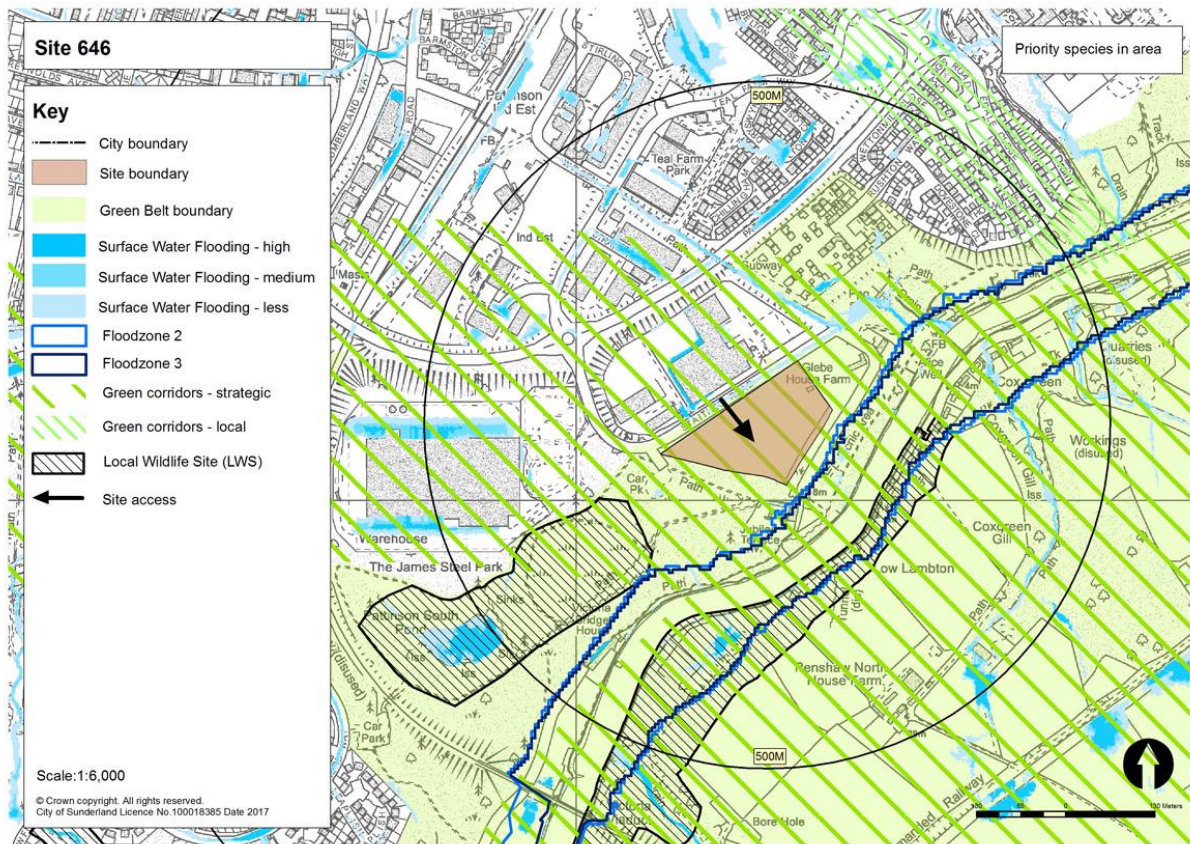
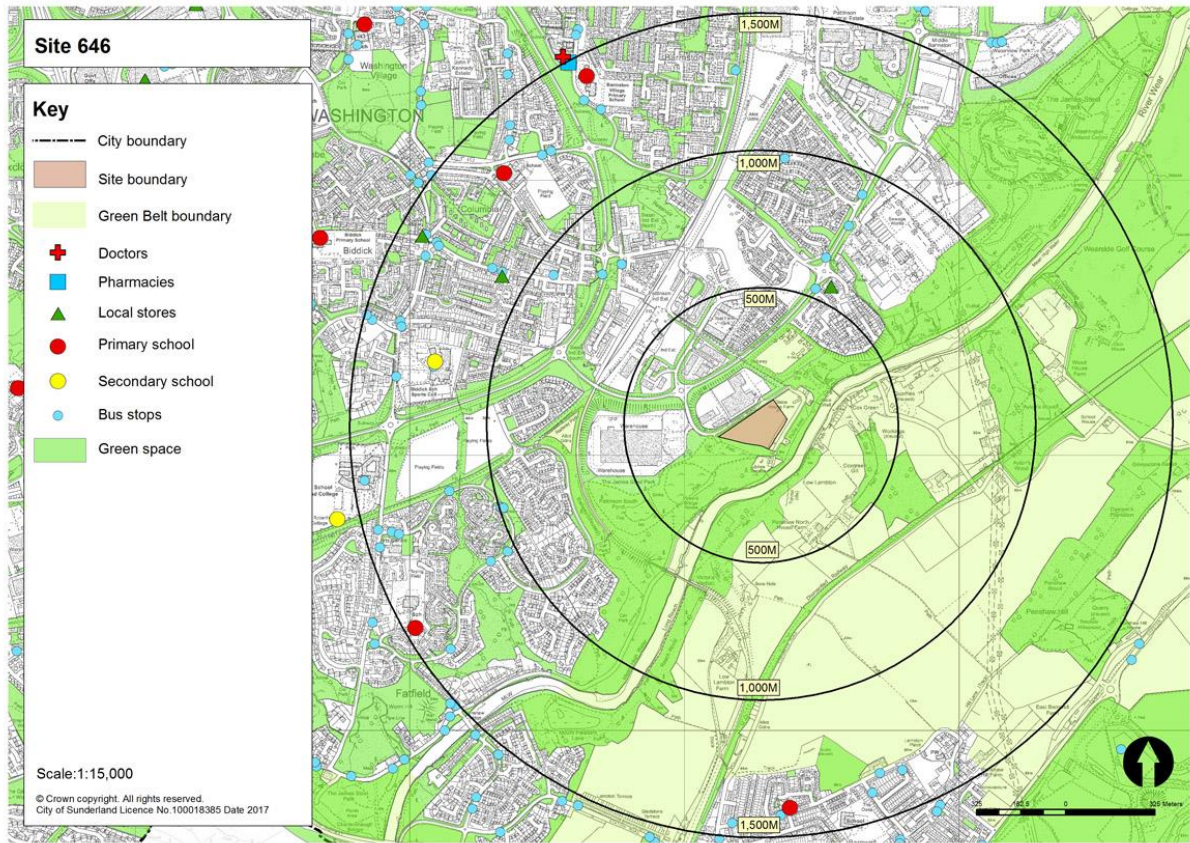
SHLAA site reference	671																	
Site name	Southern Area Playing Fields, Rickleton																	
Landowner	Sunderland City Council																	
Site agent																		
Indicative housing capacity	202																	
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
	-	-	-	-	-	-	-	-	-	-	-	20	22	40	40	40	40	-
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable. Landscape constraints, hydrology and access appear to be suitable and feasible and there is no impact to Category 1 constraints. Mitigation to particularly focus on ground conditions, greenspace loss and reducing the impact to the wildlife/GI corridor.																	
Sustainable access conclusion	Sustainable site, lying within Rickleton village, with reasonable access to public transport services.																	
Availability conclusion	Site is considered available for development, promoted by City Council (as principal landowner) with no known legal issues to consider. Small proportion of sites lies in private ownership.																	
Achievability conclusion	Site is potentially achievable for development, provided that site covenant is resolved. Site lies in a desirable location in a high market value area.																	
Overall site conclusion	Primarily Council owned and promoted, this available and achievable greenfield site lies within a sustainable location in Rickleton village. There would be a significant loss of greenspace to the area, though the locality already has above average quantity of greenspace in existence.																	
Policy requirements	<ul style="list-style-type: none"> • Mitigate against loss of Green Belt, greenspace and ensure ecological net gain • Sensitive design would be needed, particularly with regards to ancient woodland at General's Wood, and upgrading of Rickleton Park to ensure the greenspace quality is improved in village. • Ground conditions - Coal Referral Area / previous landfill affects part of site • Homes & Communities Agency (HCA) covenant – agreement needed • School and other infrastructure issues to resolve 																	



SHLAA site reference	673																	
Site name	Greenspace at James Steel Park, Fatfield																	
Landowner	Sunderland City Council																	
Site agent																		
Indicative housing capacity	32																	
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16	16	-
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable. Ground conditions, physical constraints, hydrology and access appear to be suitable and feasible and there is no impact to Category 1 constraints. Mitigation to particularly focus on reducing the impact to the greenspace, wildlife/GI corridor and landscape.																	
Sustainable access conclusion	Sustainable site, lying within Fatfield village, with good access to public transport services.																	
Availability conclusion	Site is considered available for development- site is promoted by City Council (as landowner) with no known legal issues to consider.																	
Achievability conclusion	Site is considered to be achievable for development, consisting of a greenfield site that appears to be free from abnormal costs and in a desirable location in a medium to high market value area.																	
Overall site conclusion	Council owned and promoted, this available and achievable greenfield site lies within a sustainable location in Fatfield village. There would be a clear loss of greenspace to the area, though it is acknowledged that much of the site currently provides under-used car parking, and the locality already has in existence very high quality and quantity of greenspace.																	
Policy requirements	<ul style="list-style-type: none"> • Mitigate against loss of Green Belt, greenspace and ensure ecological net gain • Sensitive design would be needed, particularly with regard to the rest of the parkland and to the setting of the River Wear • Need to avoid any flood risk zones • School and other infrastructure issues to resolve 																	

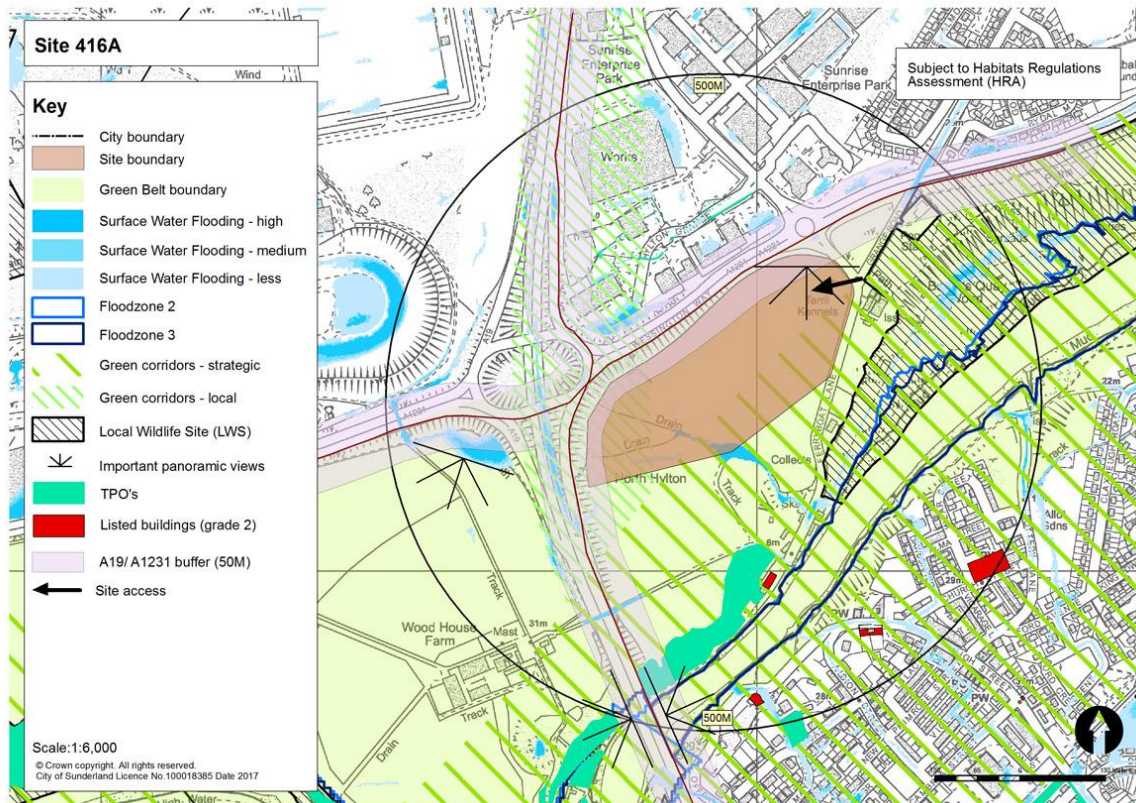
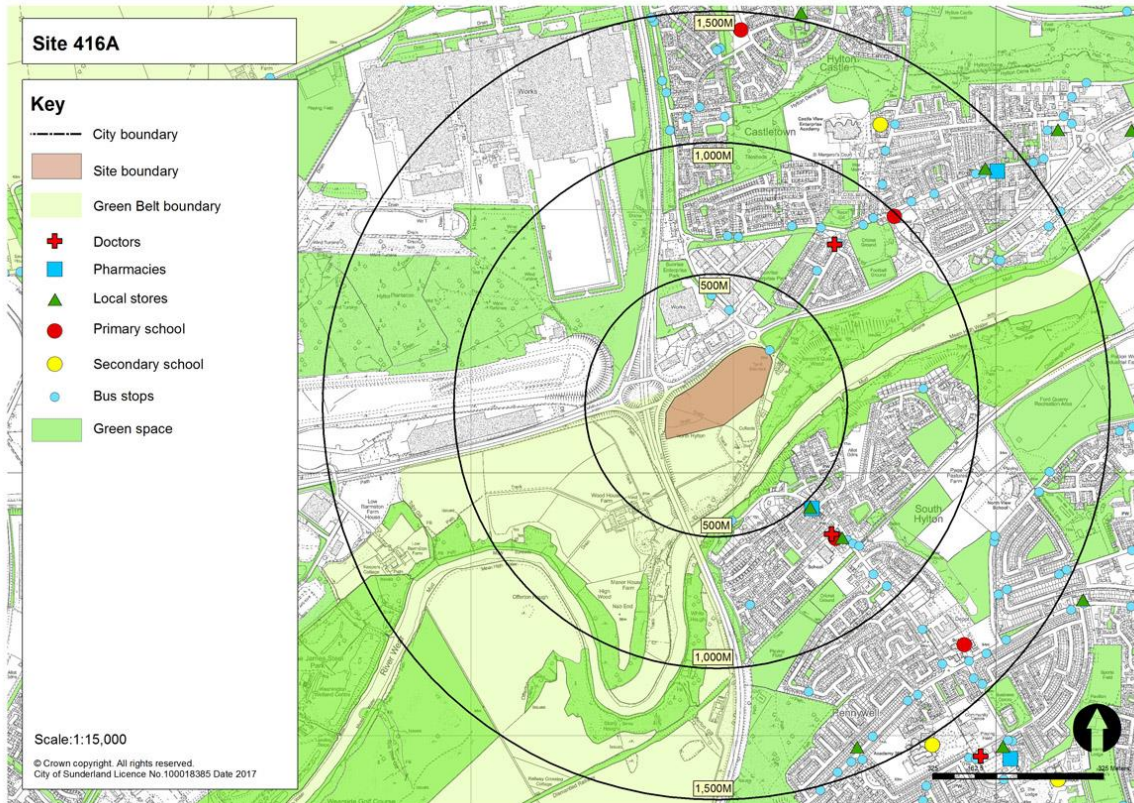


SHLAA site reference	646																	
Site name	Land at Glebe House Farm, Staithe Road, Pattinson																	
Landowner	Bellway Homes																	
Site agent																		
Indicative housing capacity	41																	
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
	-	-	-	-	-	-	-	-	-	-	-	11	30	-	-	-	-	-
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable. Ground conditions, physical constraints, hydrology and access appear to be suitable and feasible and there is no impact to Category 1 constraints. Mitigation to particularly focus on minimising Green Belt impact and securing strong new defensible boundary; reducing the impact to the wildlife/GI corridor and landscape; improving the pedestrian environment, and minimising any impact from potential bad neighbour uses.																	
Sustainable access conclusion	Partly sustainable. Distanced overall from services but relatively near to Teal Farm centre and to bus services.																	
Availability conclusion	Site is considered available for development- site is promoted by developer with no known legal issues to consider.																	
Achievability conclusion	Site is considered to be achievable for development, consisting of a greenfield site that appears to be free from abnormal costs, and in a desirable location in a medium to high market value area.																	
Overall site conclusion	Site is actively marketed by Bellway Homes. This available and achievable site lies adjacent to Pattinson South Industrial Estate. Although accessibility is a little limited, public transport and some services are within walking distance at Teal Farm.																	
Policy requirements	<ul style="list-style-type: none"> • Mitigate against loss of Green Belt and ensure ecological net gain • Sensitive design to minimise impact to Green Belt purpose, River Wear wildlife/GI corridor and high landscape value of area. This will include measures to ensure that a new defensible Green Belt boundary is secured. • Minimising nuisance from industrial estate and potential bad neighbour uses, as well as vehicular traffic and pedestrian safety issues • Improved pedestrian access to local facilities and public transport stops • School and other infrastructure issues to resolve 																	

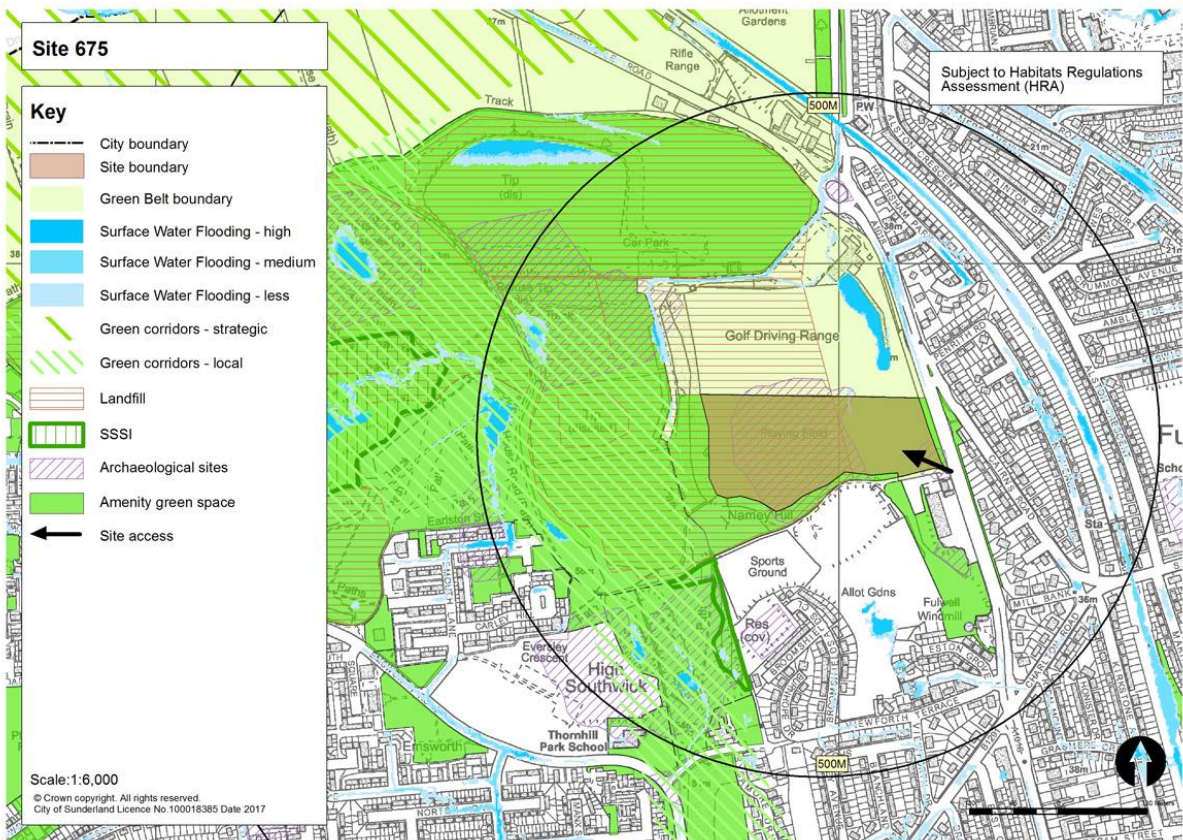
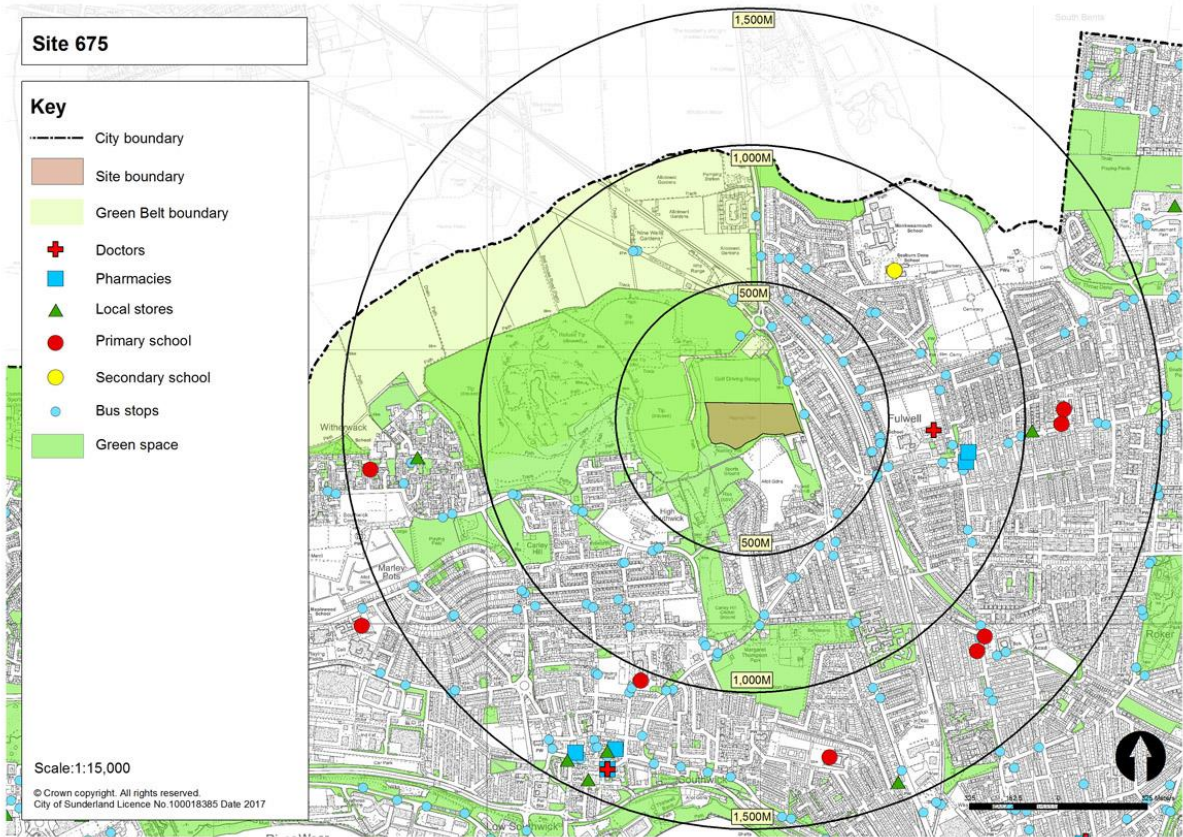


North Sunderland

SHLAA site reference	416A																	
Site name	Land north and west of Ferryboat Lane, North Hylton																	
Landowner	Hellens																	
Site agent																		
Indicative housing capacity	135																	
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
	-	-	-	-	-	-	-	10	30	30	30	30	5	-	-	-	-	-
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable. Ground conditions, physical constraints, hydrology and access appear to be suitable and feasible and there is no impact to Category 1 constraints. Mitigation to particularly focus on reducing the impact to Green belt purpose, wildlife/GI corridor and landscape, and to noise/air/vibration mitigation in relation to the adjacent A19/A1231.																	
Sustainable access conclusion	Partly sustainable. Limited access to facilities, but within 800m of a regular bus route.																	
Availability conclusion	Site is considered available for development- site is promoted by developer with no known legal issues to consider.																	
Achievability conclusion	Site is considered to be achievable for development, consisting of a greenfield site that appears to be free from abnormal costs, and in a desirable location in a medium to high market value area.																	
Overall site conclusion	Actively marketed by Hellens, this available and achievable greenfield site lies to the east of the A19 and south of the A1231, within the River Wear corridor. The area has limited sustainable access, though it is acknowledged that the site is within the wider urban area of Sunderland and well linked to the strategic transport network.																	
Policy requirements	<ul style="list-style-type: none"> • Mitigate against loss of Green Belt and ensure ecological net gain • Sensitive design to minimise impact on the landscape character of the River Wear wildlife corridor • Design to minimise noise/air/vibration issues relating to the adjacent motorway • Habitats Regulations Assessment (HRA) impact 																	

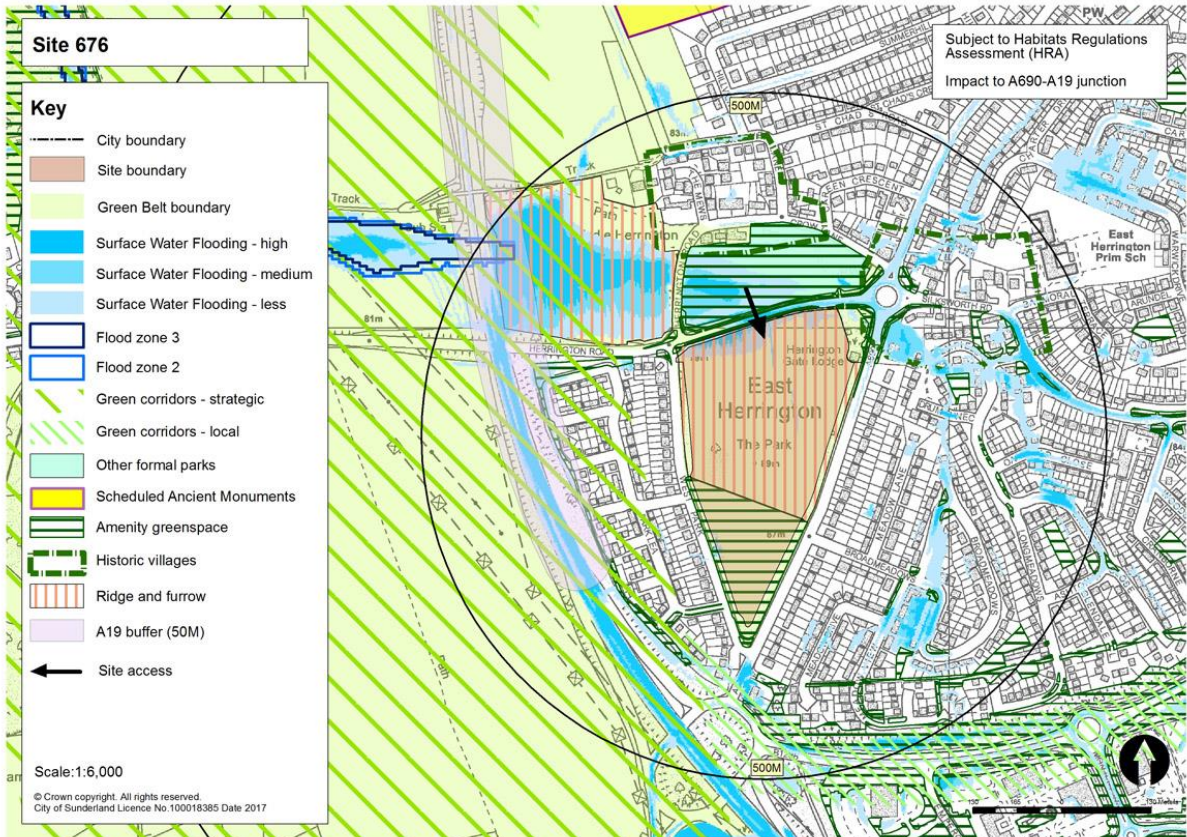
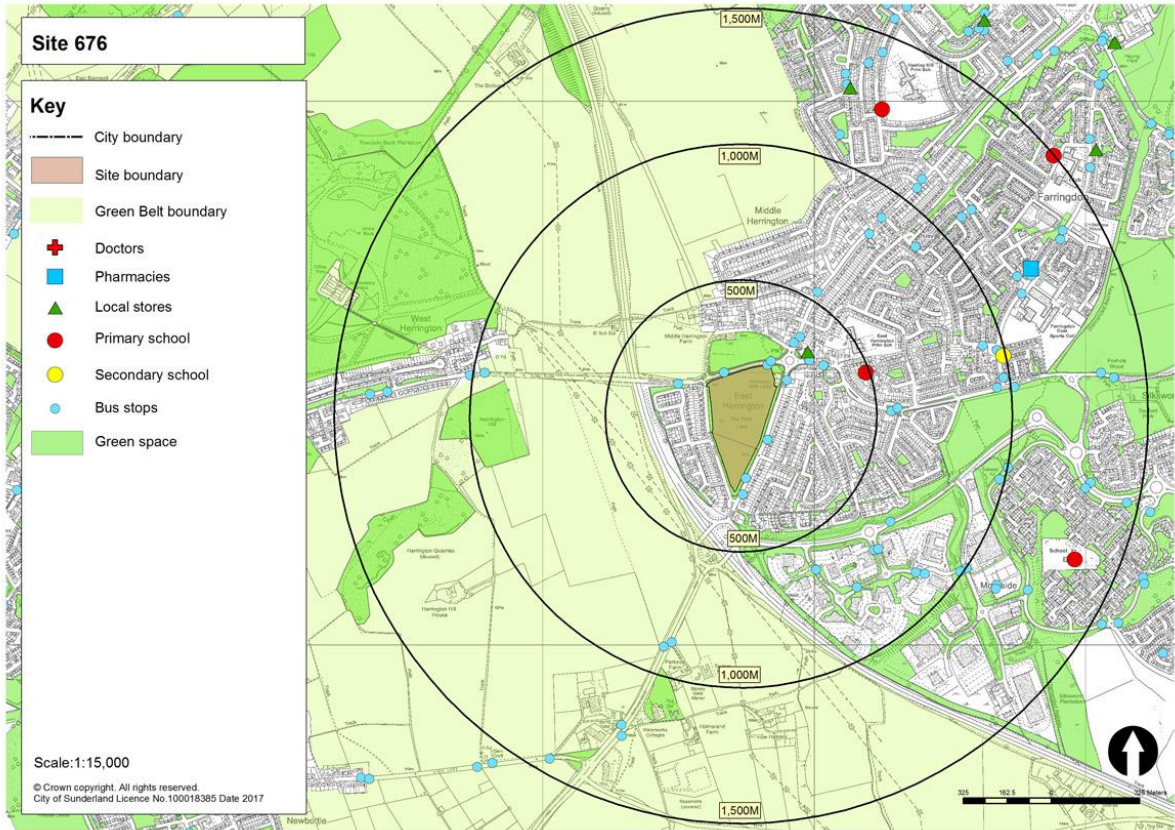


SHLAA site reference	675																	
Site name	Land at Newcastle Road, Fulwell																	
Landowner	Sunderland City Council																	
Site agent																		
Indicative housing capacity	82																	
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
	-	-	-	-	-	-	-	-	-	-	-	-	-	15	25	25	17	-
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable. Physical constraints, hydrology and access appear to be suitable and feasible and there is no impact to Category 1 constraints. Mitigation to particularly focus on greenspace loss, biodiversity and impact to landscape.																	
Sustainable access conclusion	Sustainable site, lying alongside a strategic transport route.																	
Availability conclusion	Site is considered available for development- site is promoted by City Council with no known legal issues to consider.																	
Achievability conclusion	Site is considered to be achievable for development, consisting of a greenfield site that appears to be free from abnormal costs, and in a desirable location in a medium to high market value area.																	
Overall site conclusion	Council owned and promoted, this available and achievable site lies within a sustainable location alongside Newcastle Road in Fulwell. There would be a loss of greenspace to the area, but overall there is above-average provision in the Fulwell-Seaburn locality, and any development on this land could support quality improvements made to the adjacent Fulwell Quarries country parkland.																	
Policy requirements	<ul style="list-style-type: none"> • Mitigate against loss of Green Belt, greenspace and ensure ecological net gain • Habitats Regulations Assessment (HRA) impact • School and other infrastructure issues to resolve. 																	



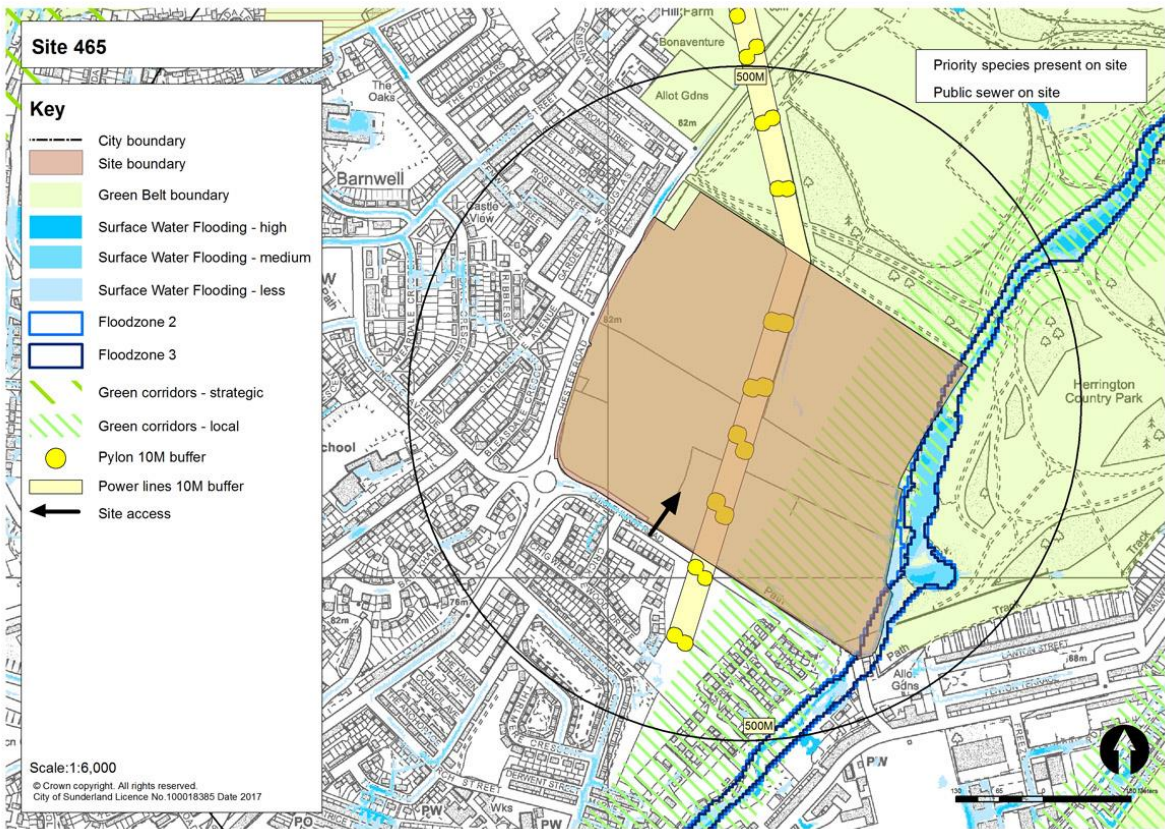
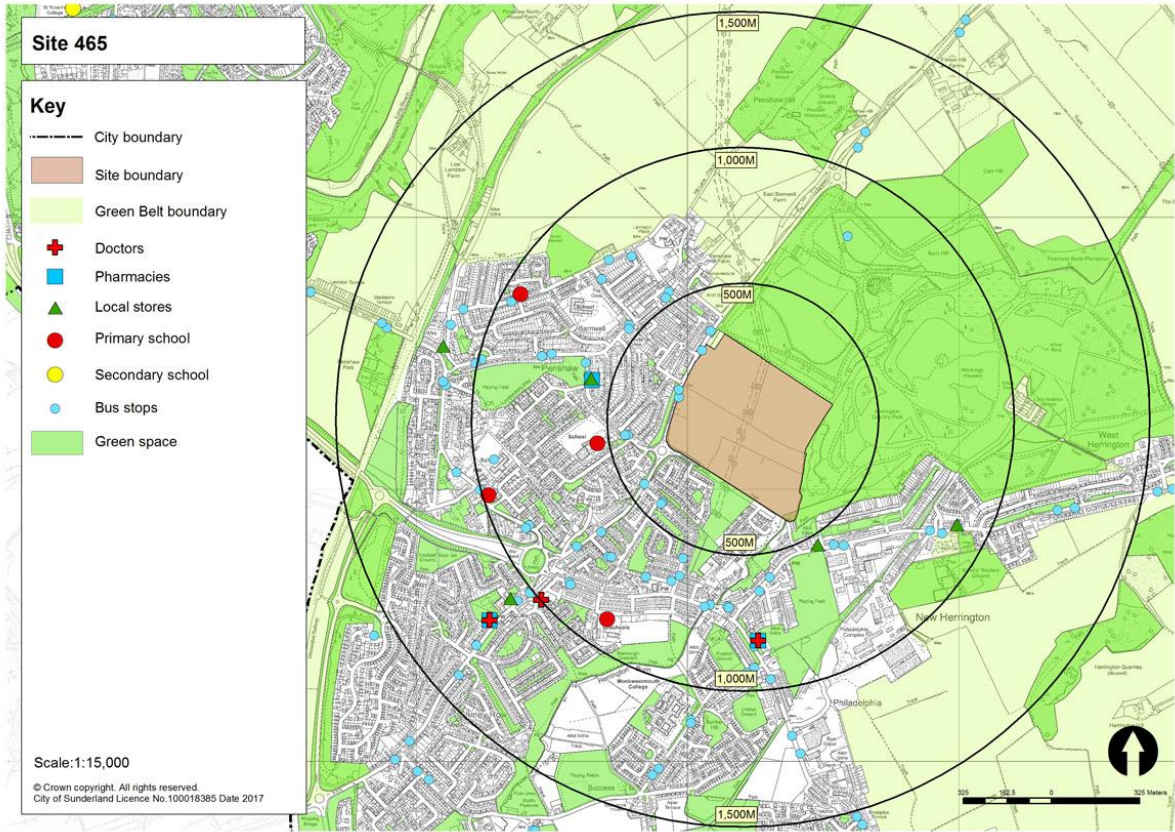
South Sunderland

SHLAA site reference	676																	
Site name	Land at West Park, Middle Herrington																	
Landowner	Sunderland City Council																	
Site agent																		
Indicative housing capacity	70																	
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
	-	-	-	-	-	-	-	-	-	-	-	-	-	10	20	20	20	-
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable. Ground conditions and physical constraints appear to be suitable and feasible and there is no impact to Category 1 constraints. Mitigation to particularly focus on loss of greenspace, biodiversity, landscape impact, hydrology and access arrangements.																	
Sustainable access conclusion	Sustainable site, lying alongside a strategic transport route.																	
Availability conclusion	Site is considered available for development- site is promoted by City Council with no known legal issues to consider.																	
Achievability conclusion	Site is considered to be achievable for development providing that covenant can be resolved. Site consists of greenfield land, and in a desirable location in a high market value area.																	
Overall site conclusion	Council owned and promoted, this available site currently provides amenity greenspace and grazing pasture, and lies within a sustainable location beside the A690. The site provides very little purpose as Green Belt.																	
Policy requirements	<ul style="list-style-type: none"> • Mitigate against loss of Green Belt and ensure ecological net gain • Coal Board covenant on the land • Loss of greenspace – improvements to surrounding greenspace would be needed as compensation • Highly sensitive design necessary as site contains ridge & furrow and hydrology issues • Habitats Regulations Assessment (HRA) impact • Impact to A690/A19 roundabout – concern from Highways England. 																	

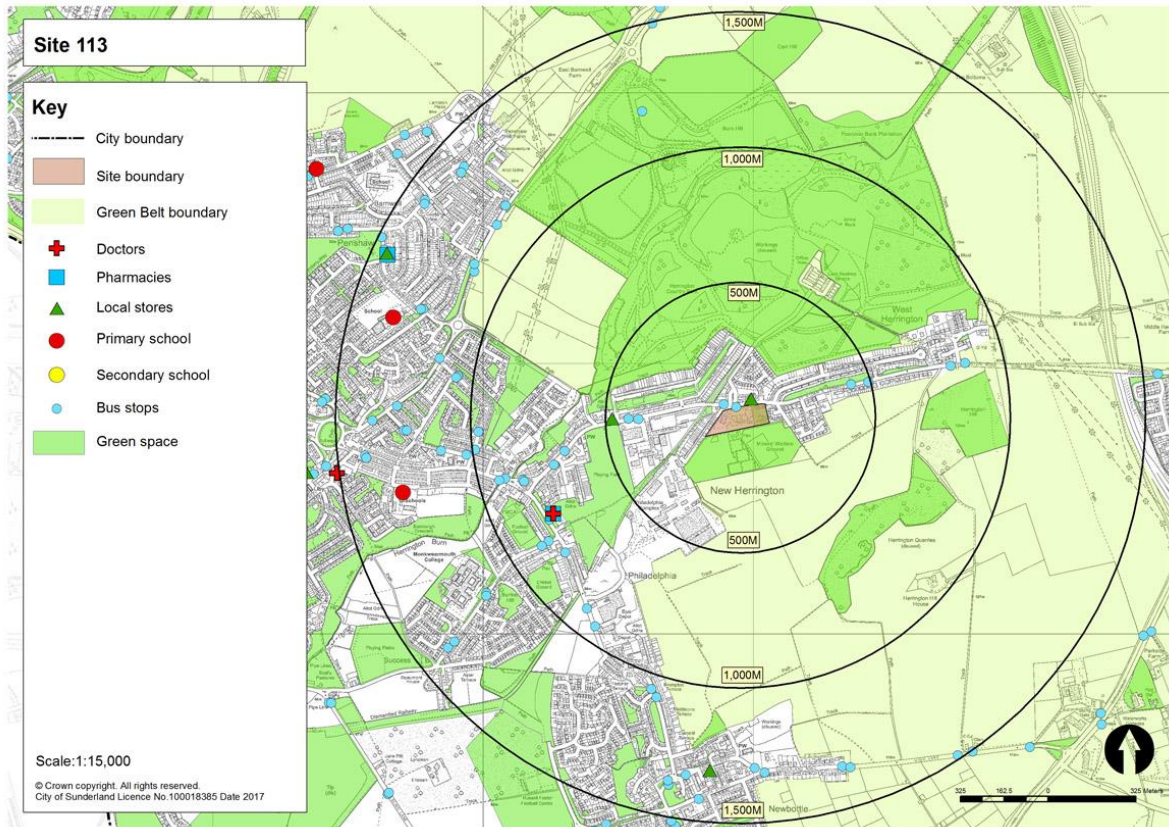


Coalfield

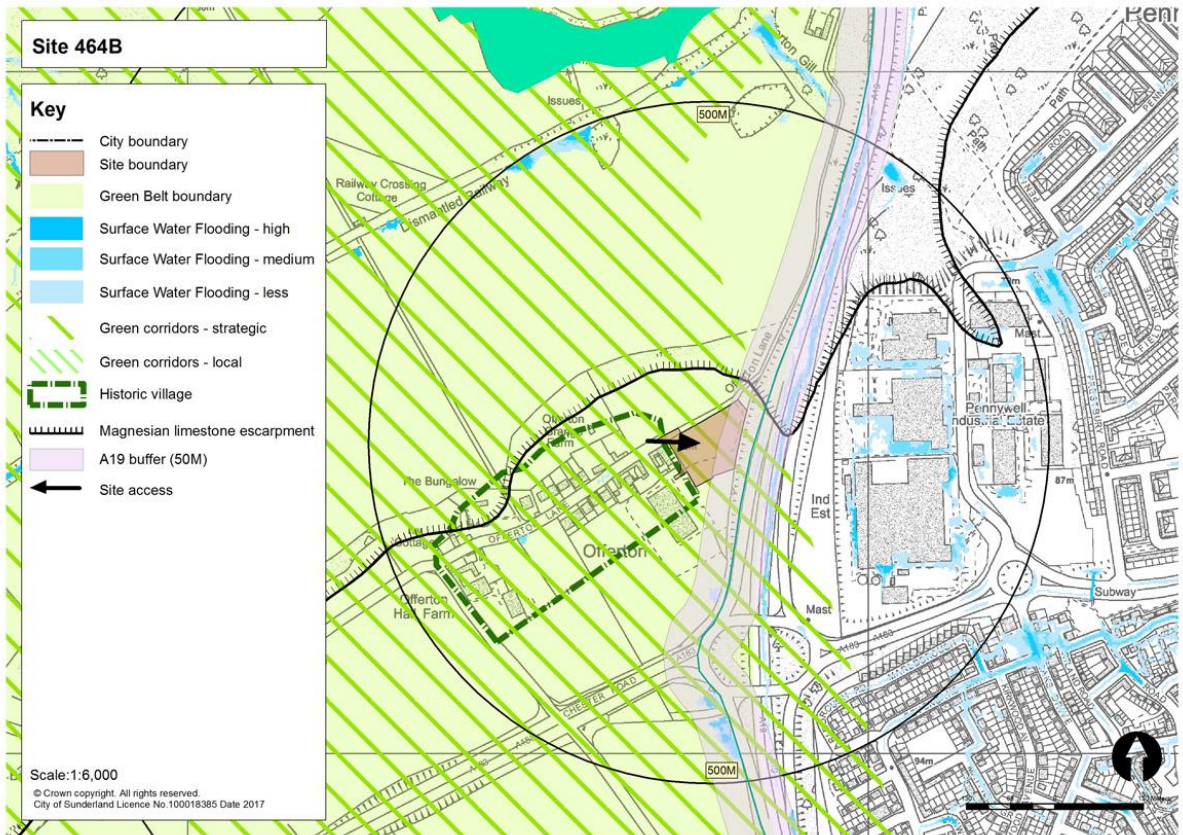
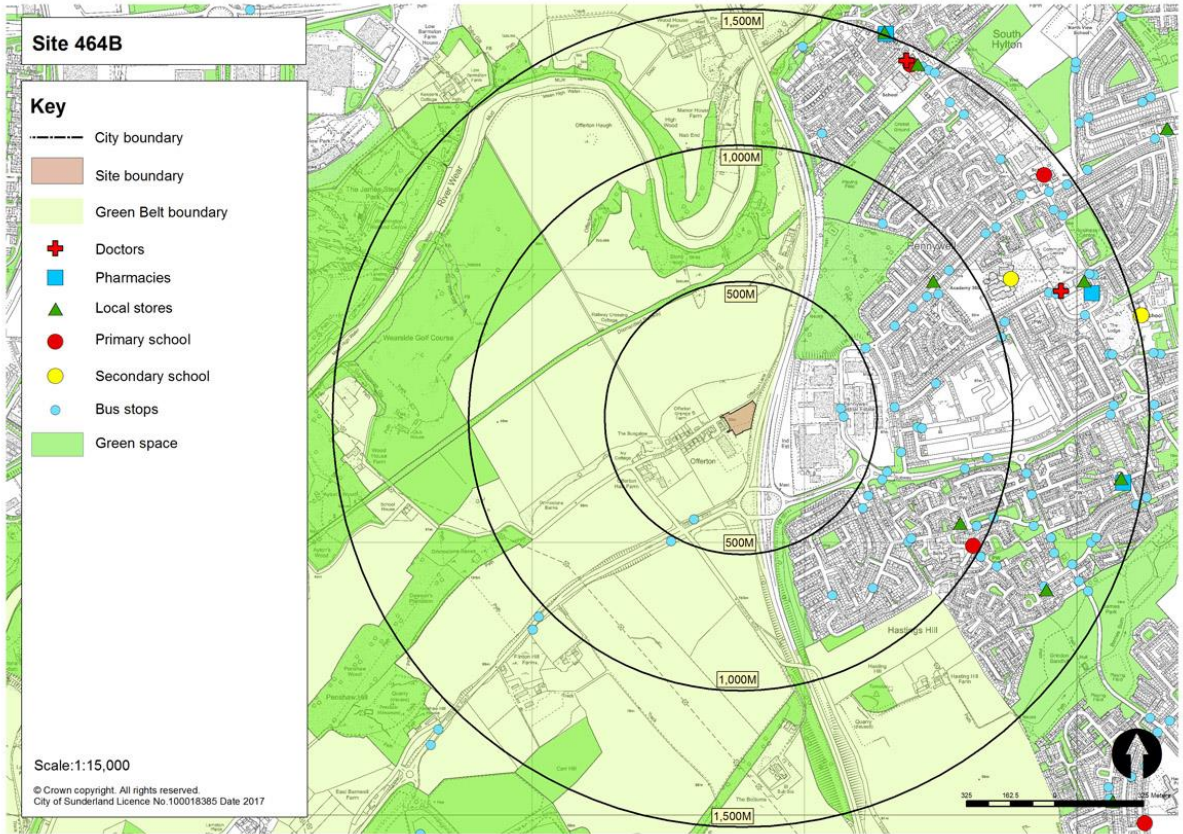
SHLAA site reference	465																	
Site name	Land adjacent to Herrington Country Park, Penshaw																	
Landowner	Taylor Wimpey																	
Site agent	NLP																	
Indicative housing capacity	400																	
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
	-	-	-	-	-	-	-	-	40	40	40	40	40	50	50	50	50	-
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable. Ground conditions, hydrology and access appear to be suitable and feasible and there is no impact to Category 1 constraints. Mitigation to particularly focus on school capacity, as well as reducing the impact of pylons crossing the site and buffering to the wildlife/GI corridor along the Herrington Burn where protected species are present.																	
Sustainable access conclusion	Sustainable site, lying alongside a strategic transport route.																	
Availability conclusion	Site is considered available for development- site is promoted by developer with no known legal issues to consider.																	
Achievability conclusion	Site is considered to be potentially achievable for development, consisting of a greenfield site in a desirable, mid-value market area. Pylons provide an abnormal cost to be resolved.																	
Overall site conclusion	Actively marketed by Taylor Wimpey, this available site lies within a sustainable location on the A183 at Penshaw. Whilst the site would constitute a major Green Belt incursion, the width of the Green Belt gap in existence is significant, and the proximity of Herrington Country Park provides an urban fringe feel to the site.																	
Policy requirements	<ul style="list-style-type: none"> • Mitigate against loss of Green Belt and ensure ecological net gain • Mitigate for pylons cutting through the centre of the site • Create a strong defensible Green Belt boundary to north and east • Sensitive design to minimise impact to wildlife/GI corridor and to avoid Flood Risk Zones on eastern boundary • School and other infrastructure issues to resolve 																	



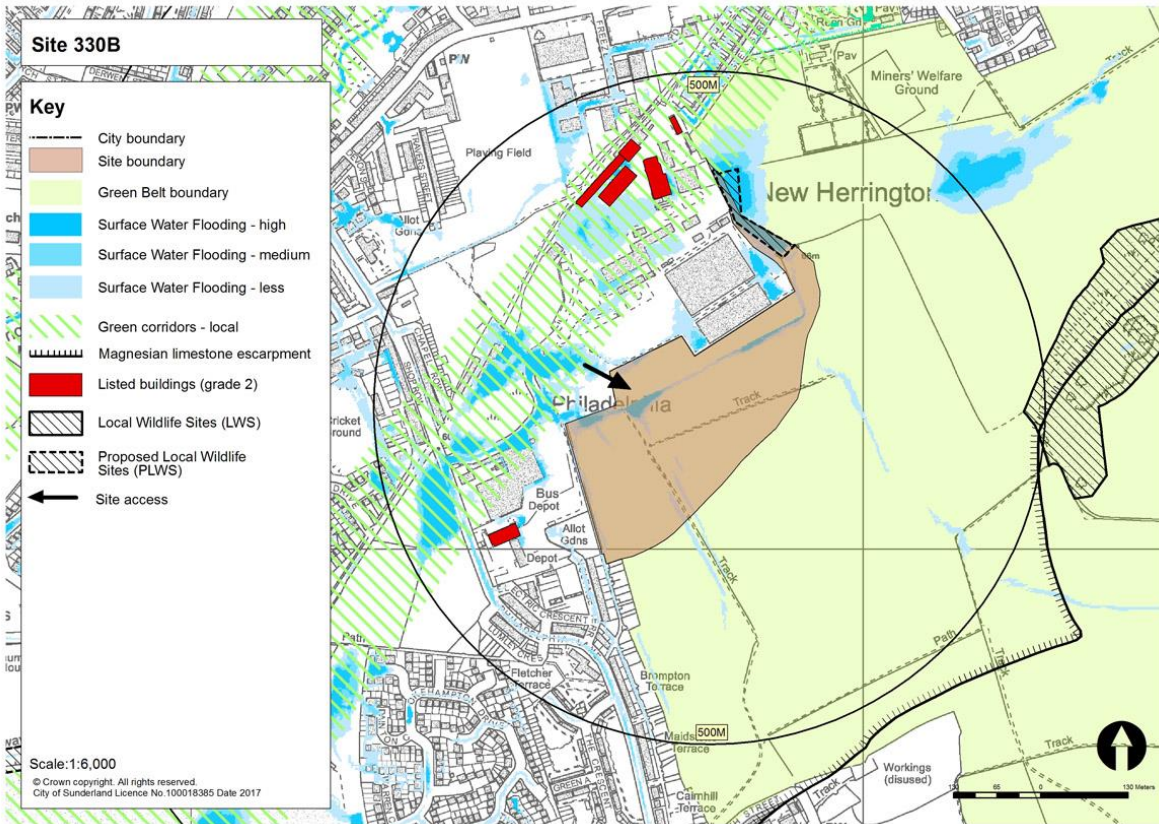
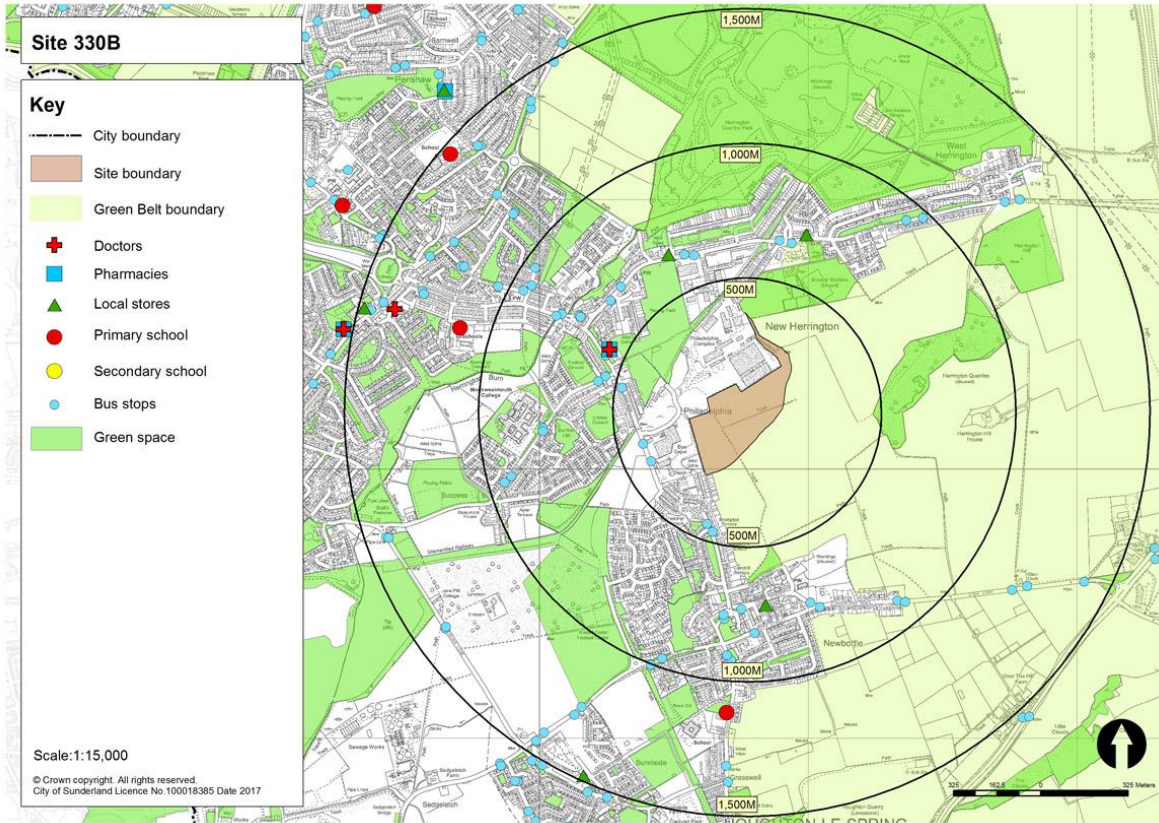
SHLAA site reference	113																	
Site name	New Herrington Workingmens Club, Houghton-le-Spring																	
Landowner	New Herrington Workingmens Club																	
Site agent	NLP																	
Indicative housing capacity	17																	
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
	-	-	-	-	-	-	-	-	7	10	-	-	-	-	-	-	-	-
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable. Ground conditions, physical constraints, hydrology and access appear to be suitable and feasible and there is no impact to Category 1 constraints. Mitigation to particularly focus on impact to greenspace and Tree Preservation Orders.																	
Sustainable access conclusion	Sustainable site, lying within New Herrington village and connected to a main bus route.																	
Availability conclusion	Site is considered available for development- site is promoted by developer with no known legal issues to consider.																	
Achievability conclusion	Site is considered to be achievable for development, consisting of a greenfield site that appears to be free from abnormal costs, and in a desirable location in a mid-market value area.																	
Overall site conclusion	Actively marketed by the club owners, this available and achievable site lies within a sustainable location on the B1286 in New Herrington. There is potential to build housing as well as a club that can act as a community centre for the village. The site provides very little purpose as Green Belt, and feels urban in nature.																	
Policy requirements	<ul style="list-style-type: none"> • Mitigate against loss of Green Belt and ensure ecological net gain • Tree Preservation Orders (TPOs) on a number of existing trees • Mitigate for loss of greenspace. 																	



SHLAA site reference	464B																	
Site name	Land to the east of The Granaries, Offerton																	
Landowner																		
Site agent	Ward Hadaway																	
Indicative housing capacity	10																	
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
	-	-	-	-	-	-	10	-	-	-	-	-	-	-	-	-	-	-
Green Belt Stage 1 Review	Area considered to be fundamental to the purposes of Green Belt. The hamlet of Offerton is expected to remain “washed-over” by the Green Belt. This portion of land constitutes brownfield land, and there is no proposal to remove the site from the Green Belt.																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable. Ground conditions, physical constraints, hydrology and access appear to be suitable and feasible and there is no impact to Category 1 constraints. Mitigation to particularly focus on reducing the impact to the historic hamlet, the wildlife/GI corridor and area of high landscape value, and to noise/air/vibration issues in relation to the adjacent A19.																	
Sustainable access conclusion	Partly sustainable, distanced from local facilities but within walking distance of a main public transport route.																	
Availability conclusion	Site is considered available for development- site is promoted by developer with no known legal issues to consider.																	
Achievability conclusion	Site is considered to be achievable for development, consisting of a greenfield site that appears to be free from abnormal costs, and in a desirable location in a high market value area.																	
Overall site conclusion	Actively marketed by Ward Hadaway, this cleared brownfield site lies on the edge of Offerton in a central part of the Green Belt. This land would not be proposed for Green Belt release, but may come forward as a brownfield site within the Green Belt.																	
Policy requirements	<ul style="list-style-type: none"> • Mitigate against loss of Green Belt and ensure ecological net gain • Sensitive design in order to fit in with the historic village of Offerton (and its setting within the Green Belt), and the high landscape value afforded by the Magnesian Limestone Escarpment • Design to minimise noise/air/vibration issues relating to the adjacent A19. 																	

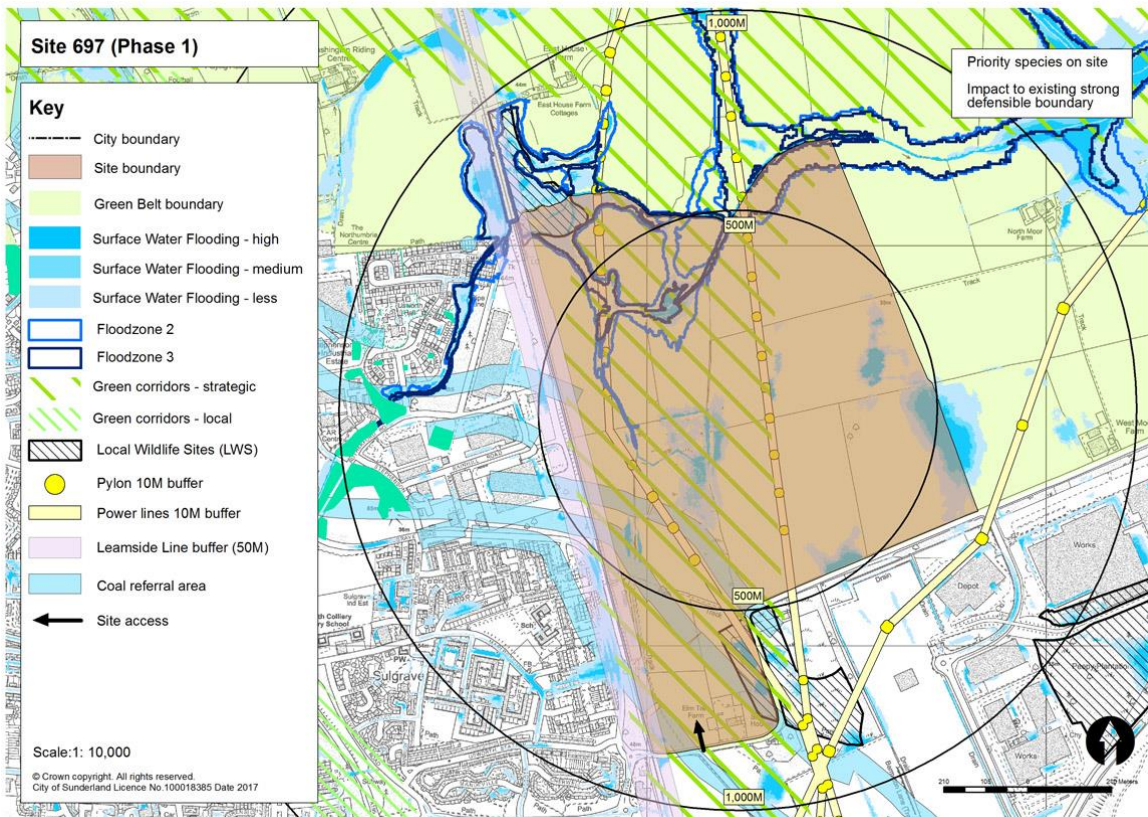
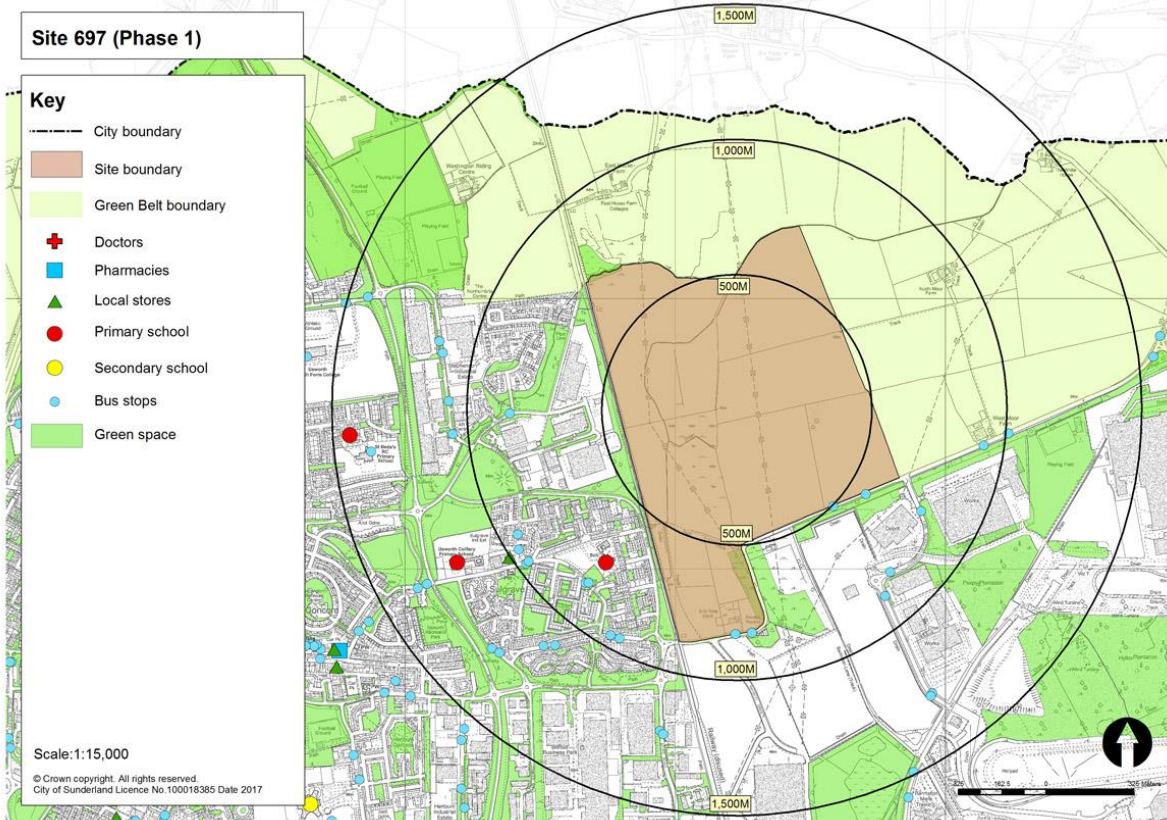


SHLAA site reference	330B																	
Site name	Redevelopment of Philadelphia Complex (Green Belt extension)																	
Landowner	Esh Developments																	
Site agent	NLP																	
Indicative housing capacity	170																	
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
	-	-	-	-	-	-	-	-	-	-	-	20	30	30	30	30	30	-
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable. Ground conditions, physical constraints, hydrology and access appear to be suitable and feasible and there is no impact to Category 1 constraints. Mitigation to particularly focus on reducing the impact to the wildlife/GI corridor and landscape, to potential loss of high quality agricultural land and need to blend with neighbouring listed properties on the complex.																	
Sustainable access conclusion	Relatively sustainable site- the wider Complex development will provide additional facilities.																	
Availability conclusion	Site is considered available for development- site is promoted by developer with no known legal issues to consider.																	
Achievability conclusion	Site is considered to be achievable for development, consisting of a greenfield site that appears to be free from abnormal costs, and in a desirable location in a medium to high market value area.																	
Overall site conclusion	Actively marketed by Esh Developments, this site is sustainable, available and achievable, and can provide an appropriate extension to the Philadelphia Complex development site, with delivery at the end of the Local Plan period.																	
Policy requirements	<ul style="list-style-type: none"> • Mitigate against loss of Green Belt and ensure ecological net gain • Creating a strong defensible boundary to south and east • Sensitive design to blend with the historic Philadelphia Complex and to the adjacent countryside • School and other infrastructure issues to resolve in line with the existing planning approval. 																	

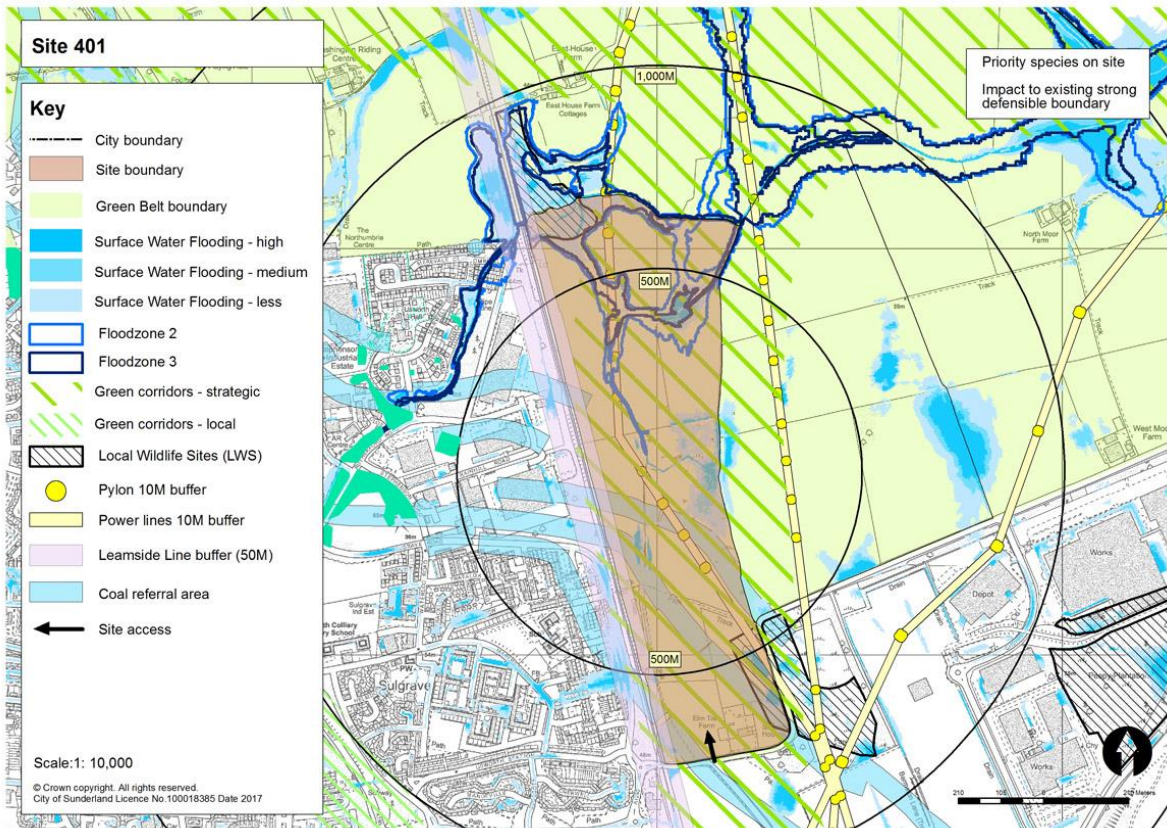
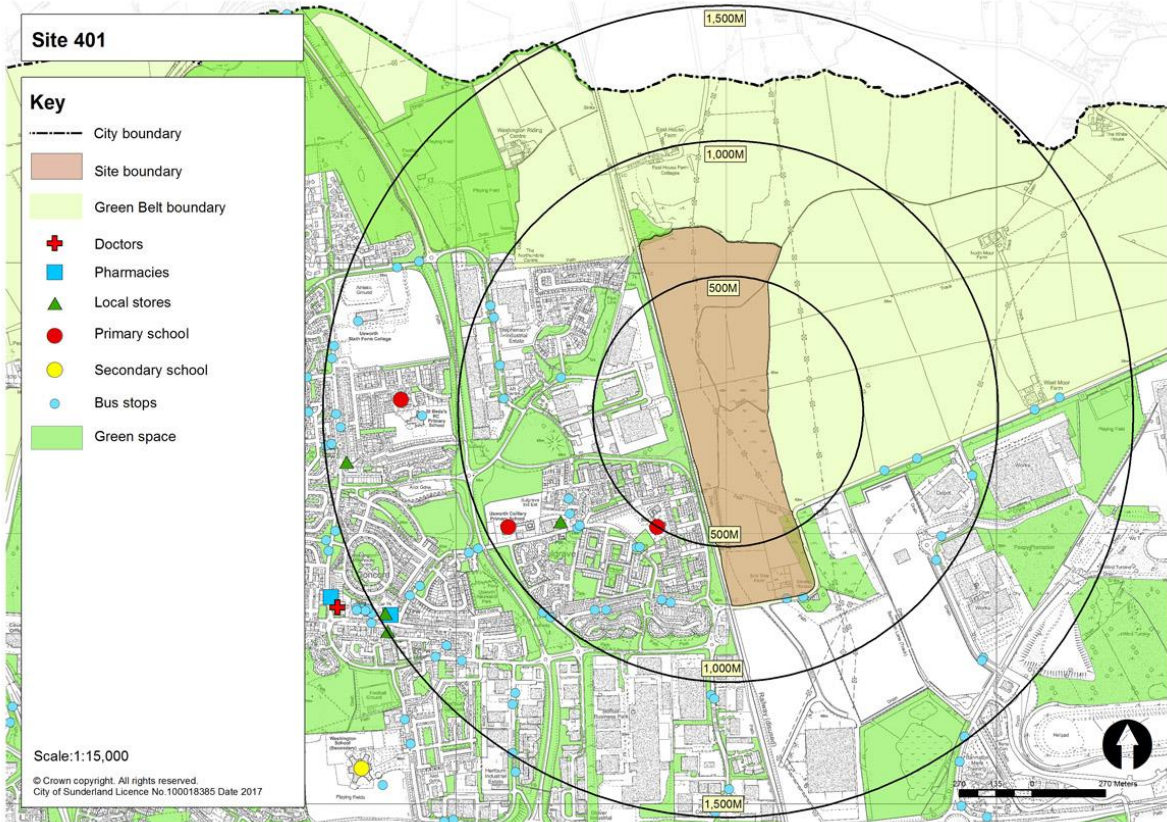


Land to be Safeguarded

SHLAA site reference	697 (Phase 1)																	
Site name	Land north of Washington Road, Sulgrave																	
Landowner	Barratts																	
Site agent	Spawforths																	
Indicative housing capacity																		
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
Green Belt Stage 1 Review	At the Stage 1 Review, the entire site fell within the IAMP NSIP area. Therefore it was recommended for further consideration at Stage 2.																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Not suitable without major biodiversity mitigation and improved facility access to make site sustainable in residential terms. Impact to local highways to resolve.																	
Sustainable access conclusion	Not sustainable in access terms. The barrier of the Leamside Line restricts the site's sustainability to local services. Access to bus services on Washington Road is reasonable to the south, but the north of the site is remote and it is doubtful whether public transport would enter the site. Overall, limited in sustainability terms, although it is recognised that the scale of the development proposed may be able to provide facilities on site, which would help to reduce the site's remoteness.																	
Availability conclusion	Site is considered available for development- site is promoted by developer with no known legal issues to consider.																	
Achievability conclusion	Site is considered to be potentially achievable for development – abnormal costs include mitigating for 2 sets of pylons that cross the site (1 is known to have wayleaves in place). Desirable greenfield site in a medium to high market value area.																	
Overall site conclusion	The site is available and potentially achievable and if the scale of development can enable provision of on-site facilities to enable the site to become suitable and sustainable in access terms, and the significant constraints relating to the impact to the local highway network and to area biodiversity, hydrology and green infrastructure can be overcome. It is therefore proposed that the site be safeguarded from the Green Belt.																	
Policy requirements	<ul style="list-style-type: none"> • Mitigate against loss of Green Belt and ensure ecological net gain • Facilities/infrastructure to be created on-site • Resolve impact on Spire Road and Leamside Line level crossing • Sensitive design to enable wildlife corridors to perform and to safeguard protected species and habitat • Appropriate flood mitigation • Suitable design / mitigation with regards to pylons. 																	



SHLAA site reference	401																	
Site name	Land East of Sulgrave Road																	
Landowner	C. Milner																	
Site agent	R&K Wood Planning LLP																	
Indicative housing capacity	625																	
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
Green Belt Stage 1 Review	At the Stage 1 Review, the entire site fell within the IAMP NSIP area. Therefore it was recommended for further consideration at Stage 2.																	
Green Belt Stage 2 Review	Site split into 3 areas. Plot C directly impacts to Category 1 constraints (flood zone 3).																	
Suitability conclusion	Not suitable without major biodiversity mitigation and improved facility access to make site sustainable in residential terms. Impact to local highways to resolve. Flood Zone areas to be avoided.																	
Sustainable access conclusion	Not sustainable in access terms. The barrier of the Leamside Line restricts the site's sustainability to local services. Access to bus services on Washington Road is reasonable to the south, but the north of the site is remote and it is doubtful whether public transport would enter the site. Overall, limited in sustainability terms, although it is recognised that the scale of the development proposed may be able to provide facilities on site, which would help to reduce the site's remoteness.																	
Availability conclusion	Site is considered available for development- site is promoted by developer with no known legal issues to consider.																	
Achievability conclusion	Site is considered to be potentially achievable for development – abnormal costs include mitigating for pylons that cross the site (although wayleaves are known to be in place). Desirable greenfield site in a medium to high market value area.																	
Overall site conclusion	The site is available and potentially achievable and if the scale of development can enable provision of on-site facilities to enable the site to become suitable and sustainable in access terms, and the significant constraints relating to the impact to the local highway network and to area biodiversity, hydrology and green infrastructure can be overcome. It is therefore proposed that the site be safeguarded from the Green Belt.																	
Policy requirements	<ul style="list-style-type: none"> • Mitigate against loss of Green Belt and ensure ecological net gain • Facilities/infrastructure to be created on-site • Resolve impact on Spire Road and Leamside Line level crossing • Sensitive design to enable wildlife corridors to perform and to safeguard protected species and habitat • Appropriate flood mitigation • Suitable design / mitigation with regards to pylons. 																	




Land Not Selected for Green Belt Deletion

Washington

SHLAA site reference	354																	
Site name	Land at Warren Lea, Springwell Village																	
Landowner	NAB Group																	
Site agent																		
Indicative housing capacity	22																	
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable. Ground conditions, physical constraints, hydrology and access appear to be suitable and feasible and there is no impact to Category 1 constraints. Mitigation to particularly focus on reducing the impact to the wildlife/GI corridor and the setting of the adjacent Scheduled Ancient Monument.																	
Sustainable access conclusion	Partly sustainable, lying on the edge of Springwell Village but with reasonable access to the village centre, and good access to public transport services.																	
Availability conclusion	Not known if available for development. Site was put forward in 2008, but no recent submissions to promote the site. There are no known legal issues to consider.																	
Achievability conclusion	Site is considered to be achievable for development, consisting of a greenfield site that appears to be free from abnormal costs, and in a desirable location in a medium to high market value area.																	
Overall site conclusion	Site not selected for Green Belt deletion because the availability of the site is not fully known – no further updates to site have been submitted in recent years. Otherwise the site is sustainable and achievable, and provides the opportunity to provide a straight defensible boundary between the urban area and the Bowes Railway Museum boundary.																	
Policy requirements	n/a																	

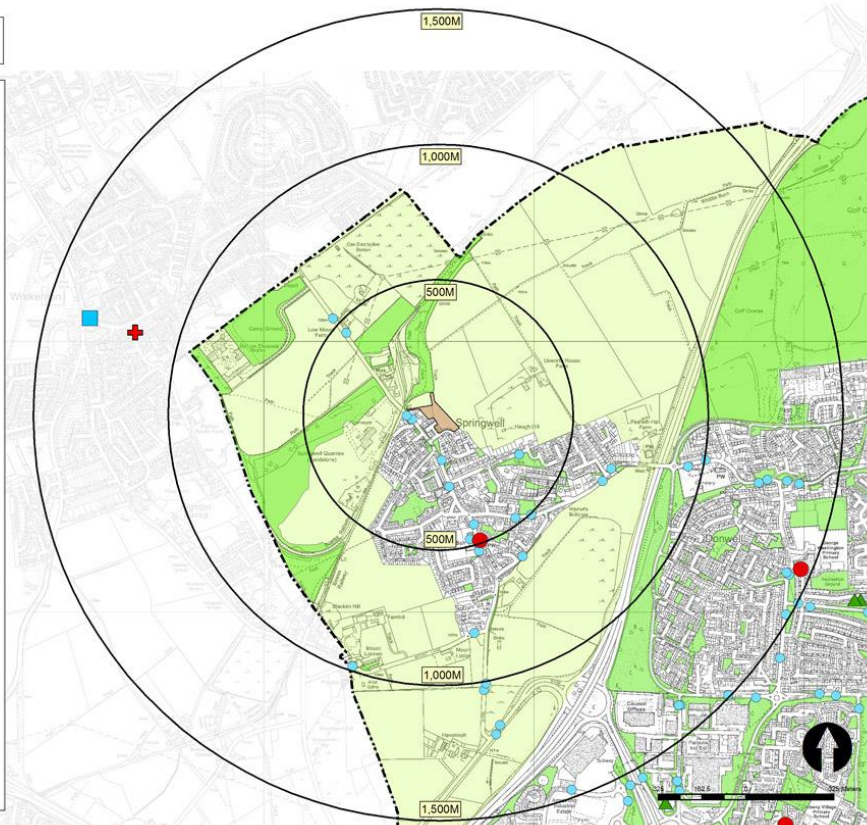
Site 354

Key

-  City boundary
-  Site boundary
-  Green Belt boundary
-  Doctors
-  Pharmacies
-  Local stores
-  Primary school
-  Secondary school
-  Bus stops
-  Green space












Scale:1:15,000

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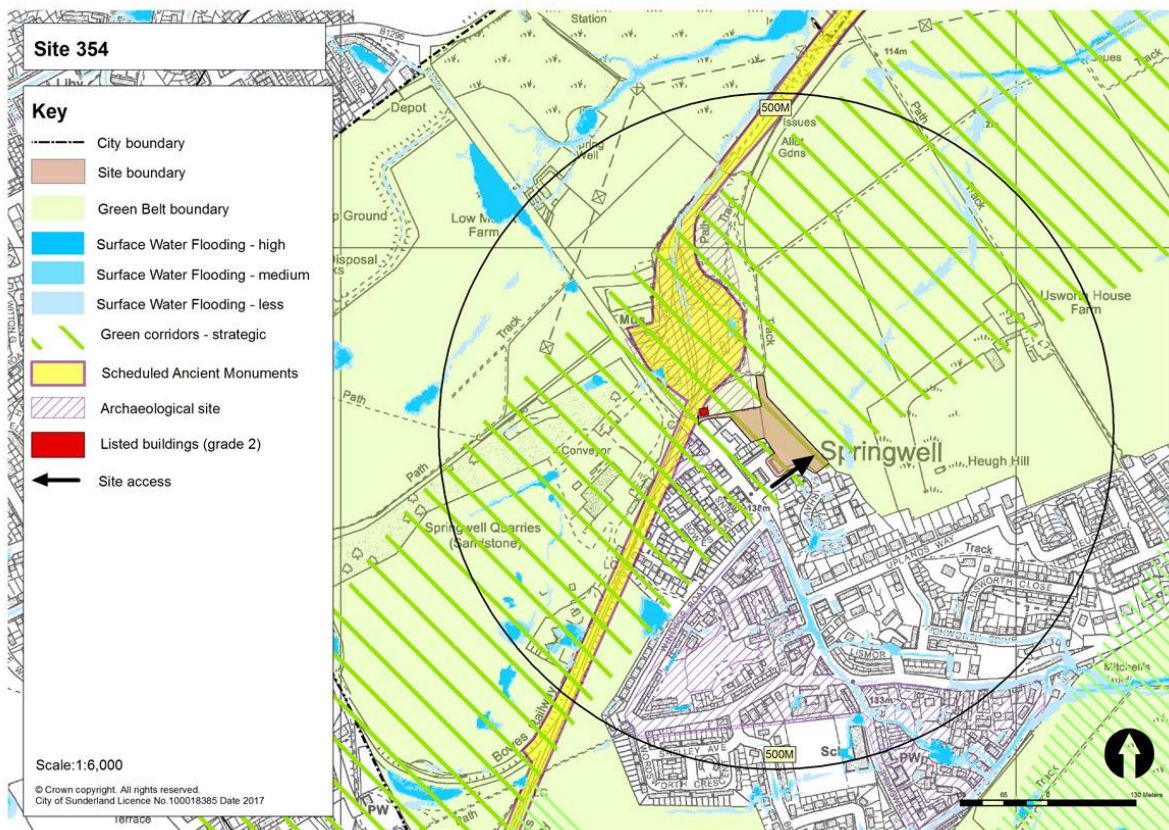
Site 354

Key

-  City boundary
-  Site boundary
-  Green Belt boundary
-  Surface Water Flooding - high
-  Surface Water Flooding - medium
-  Surface Water Flooding - less
-  Green corridors - strategic
-  Scheduled Ancient Monuments
-  Archaeological site
-  Listed buildings (grade 2)
-  Site access

Scale:1:6,000

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SHLAA site reference	415																	
Site name	North of Uplands Way, Springwell Village																	
Landowner	Mr J Carruth																	
Site agent																		
Indicative housing capacity																		
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Not suitable. All Green Belt analysis carried out by the City Council (November 2016) has concluded that the site in question impacts moderately/strongly against the purposes of Green Belt, particularly in relation to: merging of settlements; urban sprawl; and countryside openness. This site in particular would necessitate a new Green Belt boundary to be created that would not be clearly defined.																	
Sustainable access conclusion	Partly sustainable, lying on the edge of Springwell Village but with reasonable access to the village centre, and good access to public transport services.																	
Availability conclusion	Site is considered potentially available for development- although it is not clear where access to the site would be obtained.																	
Achievability conclusion	Uncertain achievability – access to the site could prove to be circuitous.																	
Overall site conclusion	Site not selected for Green Belt deletion primarily because it would have a very significant impact on Green Belt purpose (merging of settlements, urban sprawl, countryside openness). Furthermore, a new Green Belt boundary would need to be created to replace the existing strong and defensible boundary. A further factor is that access to the site has not been clarified.																	
Policy requirements	n/a																	

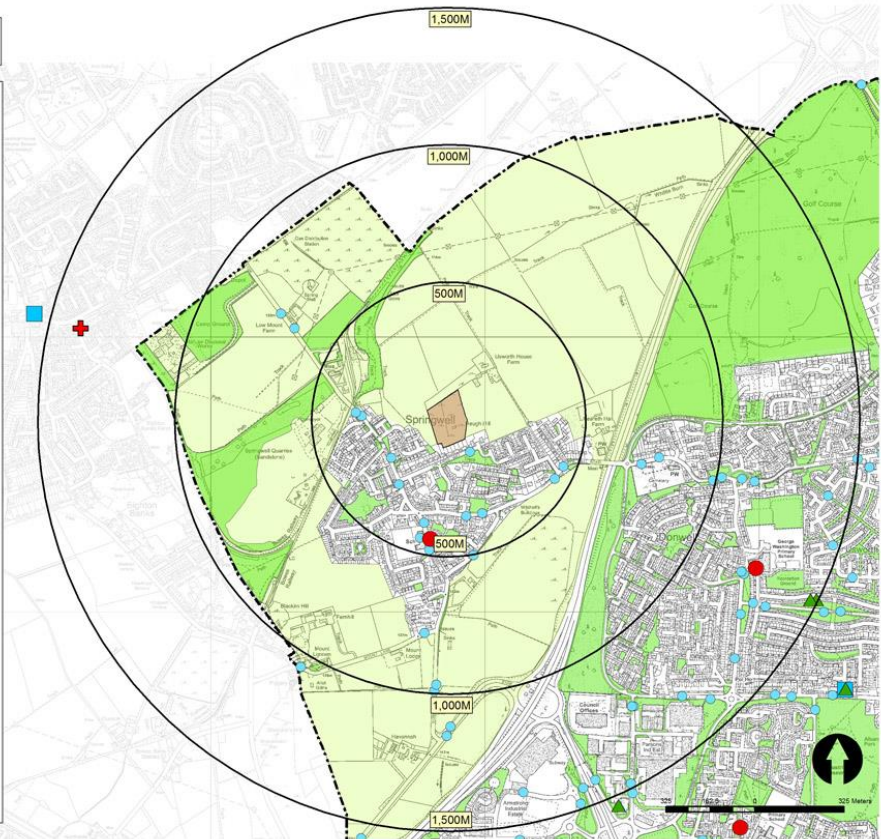
Site 415

Key

- City boundary
- Site boundary
- Green Belt boundary
- Doctors
- Pharmacies
- Local stores
- Primary school
- Secondary school
- Bus stops
- Green space

Scale: 1:15,000

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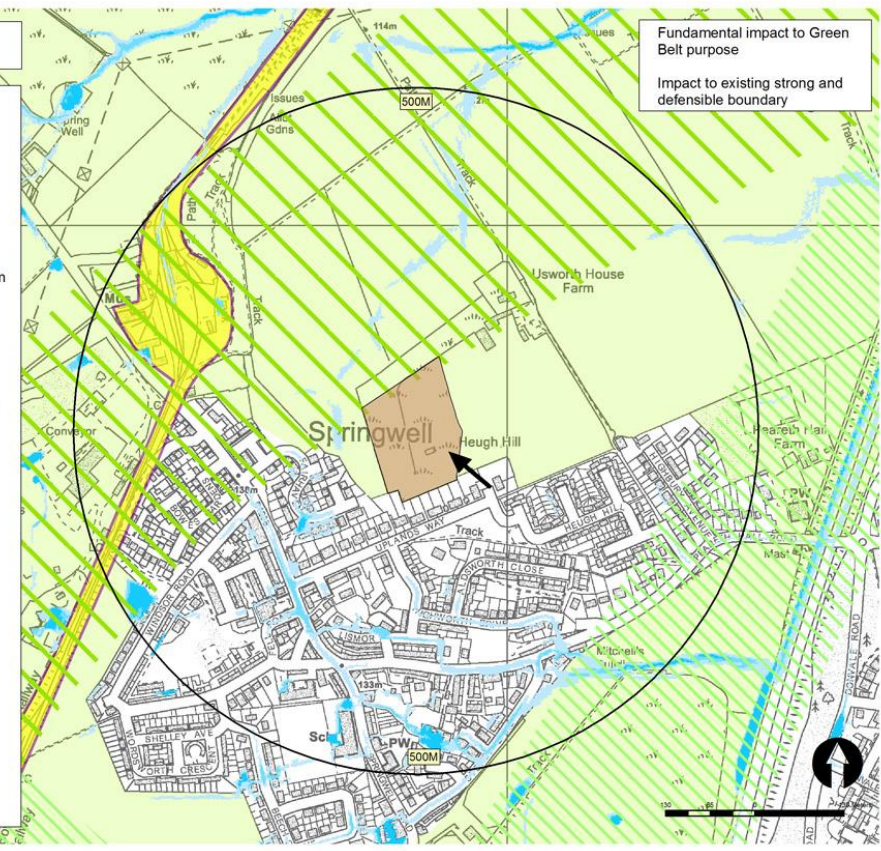
Site 415

Key

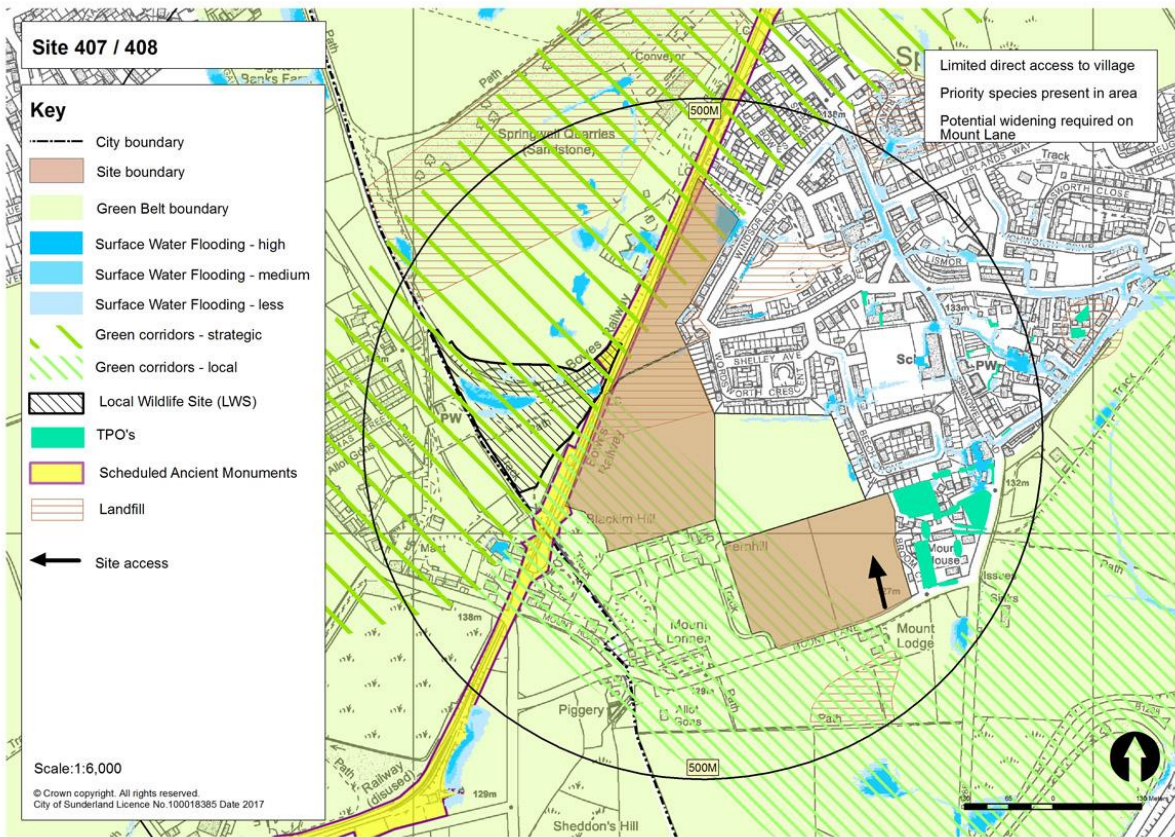
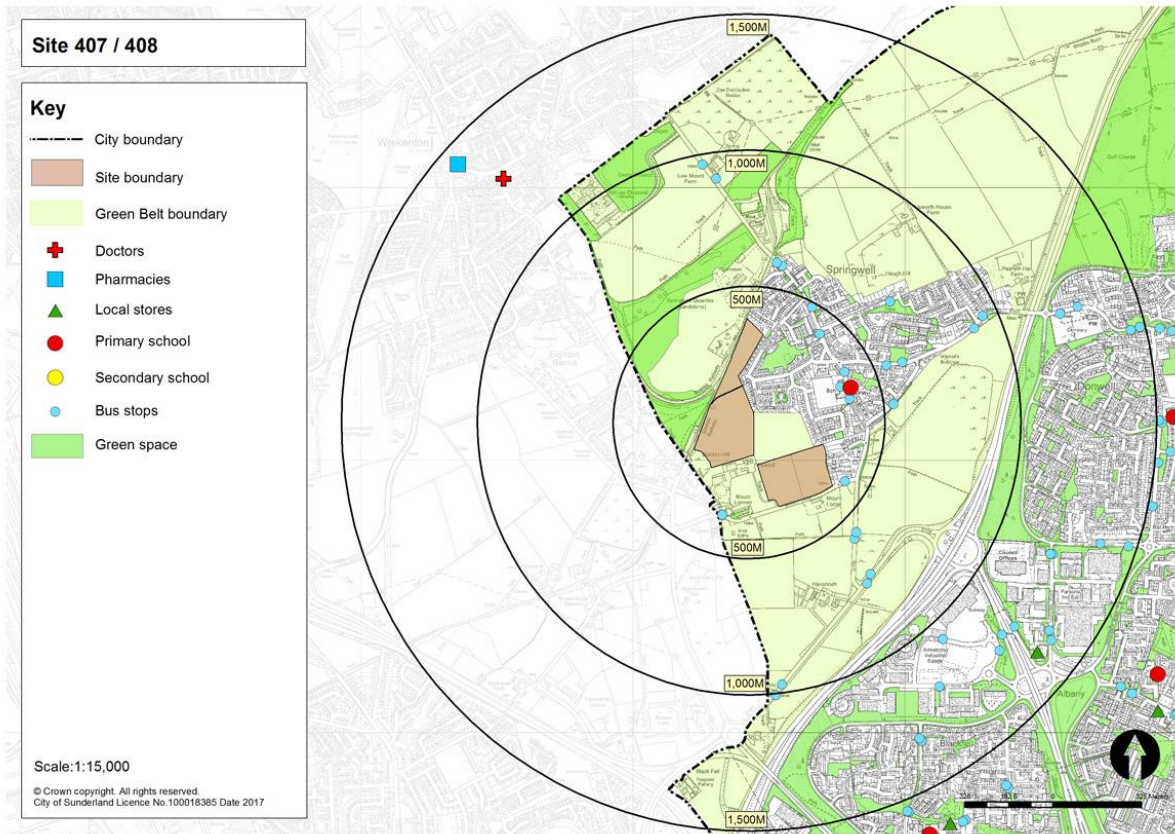
- City boundary
- Site boundary
- Green Belt boundary
- Surface Water Flooding - high
- Surface Water Flooding - medium
- Surface Water Flooding - less
- Green corridors - strategic
- Green corridors - local
- Scheduled Ancient Monuments
- Site access

Scale: 1:6,000

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SHLAA site reference	407 and 408 (full site)																	
Site name	Mount Lane and Windsor Road, Springwell Village																	
Landowner	Hellens																	
Site agent	GVA/Bilfinger																	
Indicative housing capacity																		
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Not suitable primarily due to the operational and noise issues associated with substrate extraction from adjacent Thompson's quarry render the site unsuitable for housing development at this point in time. There are further significant additional issues affecting the site, including the significant impact to Green Belt purpose, impact to the wildlife/GI corridor, biodiversity impacts, impact on setting of Scheduled Ancient Monument.																	
Sustainable access conclusion	Partly sustainable, lying on the edge of Springwell Village but with reasonable access to the village centre, and good access to public transport services.																	
Availability conclusion	Site is considered available for development- site is promoted by developer with no known legal issues to consider.																	
Achievability conclusion	Not considered to be achievable for development due to abnormals, such as the impact to operations at Springwell Quarry, past landfill issues to the north, and the proximity to the Scheduled Ancient Monument.																	
Overall site conclusion	Site not selected for Green Belt deletion. The site is not considered to be suitable or achievable because the operational and noise issues associated with substrate extraction from adjacent Thompson's quarry render the site unsuitable for housing development at this point in time. Whilst this is felt to be the key determining reason, here, the impact to Green Belt purpose, to the adjacent Scheduled Ancient Monument and to priority species/wildlife corridor are also significant cumulative factors to be considered.																	
Policy requirements	n/a																	



SHLAA site reference	405A and 405B																	
Site name	Part of George Washington Golf Course, High Usworth																	
Landowner	George Washington Golf Club																	
Site agent																		
Indicative housing capacity																		
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable. Ground conditions, physical constraints and hydrology appear to be suitable and feasible and there is no impact to Category 1 constraints. Mitigation to particularly focus on resolving site access, reducing the impact to greenspace, the wildlife/GI corridor, TPO's and landscape.																	
Sustainable access conclusion	Partly sustainable, partly remote from local facilities, but within reasonable access to public transport services.																	
Availability conclusion	Not available for development- not clear if site has been promoted by landowner.																	
Achievability conclusion	Uncertain achievability due to the lack of access to the site.																	
Overall site conclusion	Sites not selected for Green Belt deletion. Sites are not considered to be suitable, available or achievable principally because there does not appear to be a viable highway access into either site, and it is not clear if this proposal is supported by the landowner in the first instance.																	
Policy requirements	n/a																	

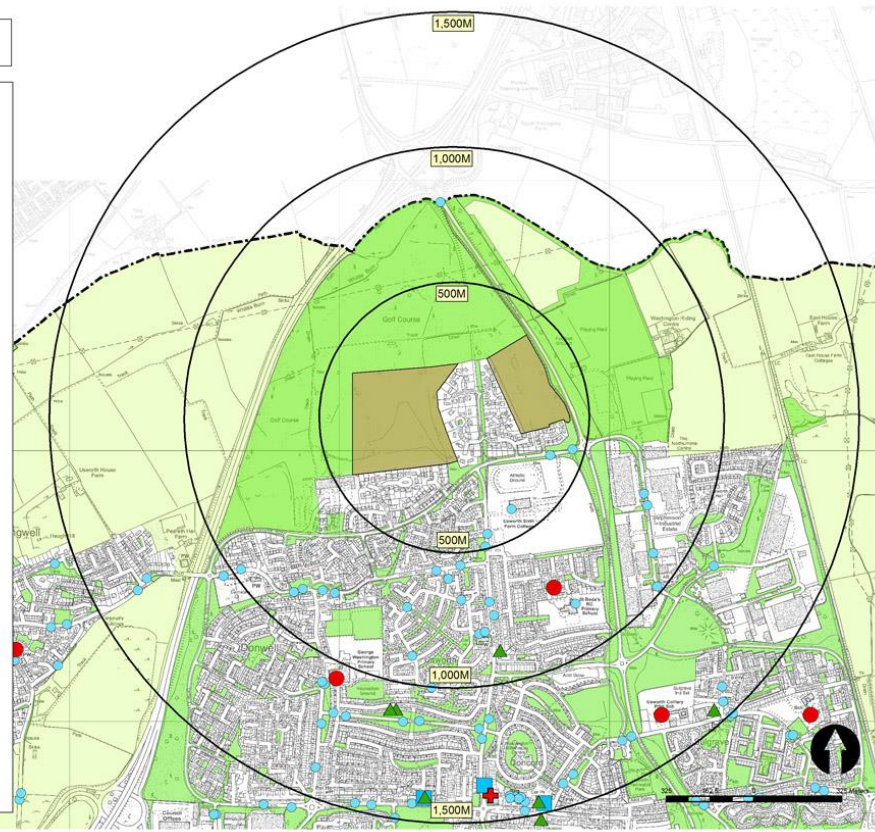
Site 405A / 405B

Key

-  City boundary
-  Site boundary
-  Green Belt boundary
-  Doctors
-  Pharmacies
-  Local stores
-  Primary school
-  Secondary school
-  Bus stops
-  Green space













Scale: 1:15,000

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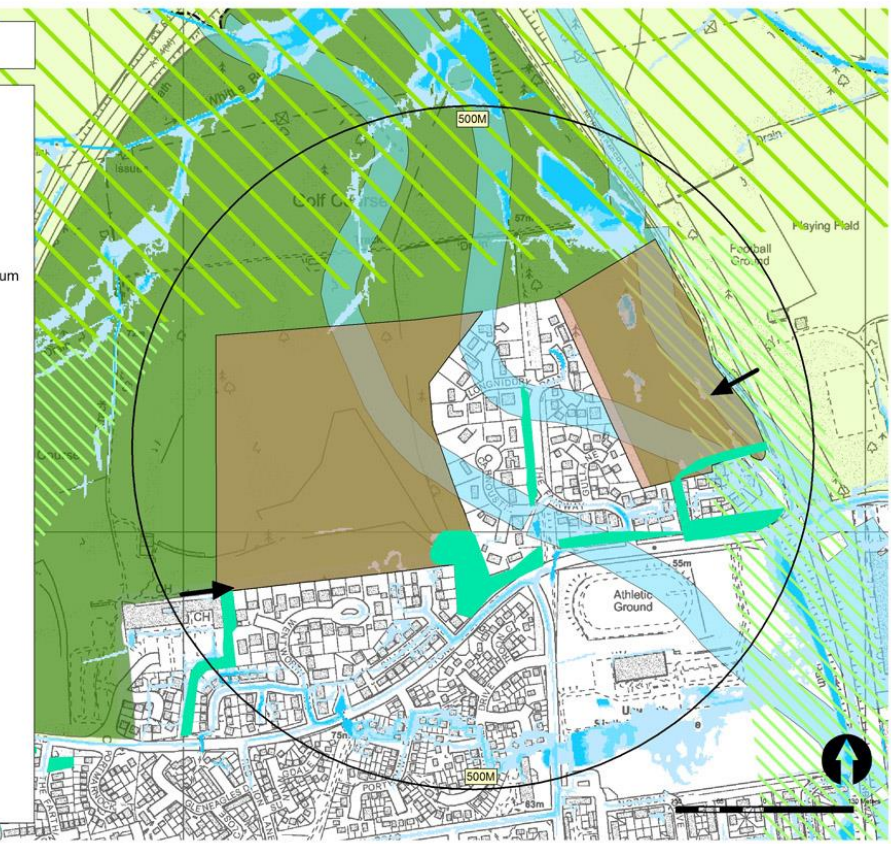
Site 405A / 405B

Key

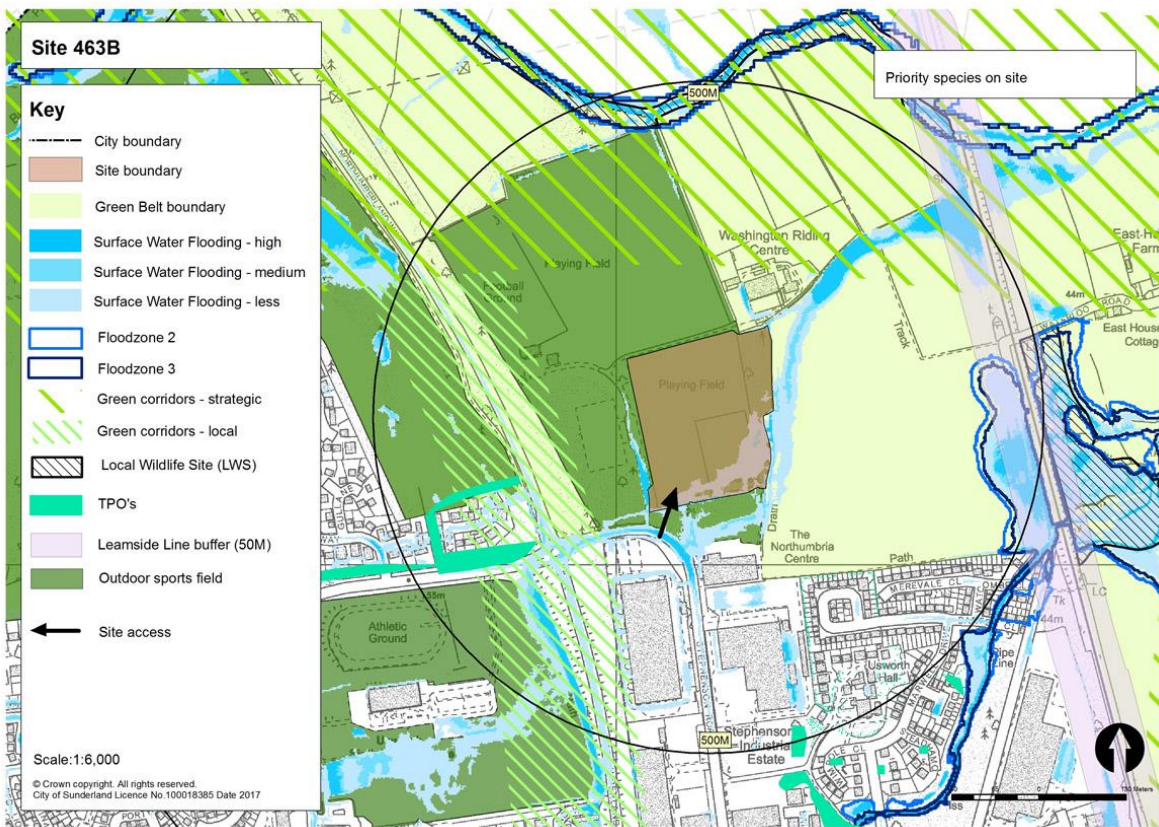
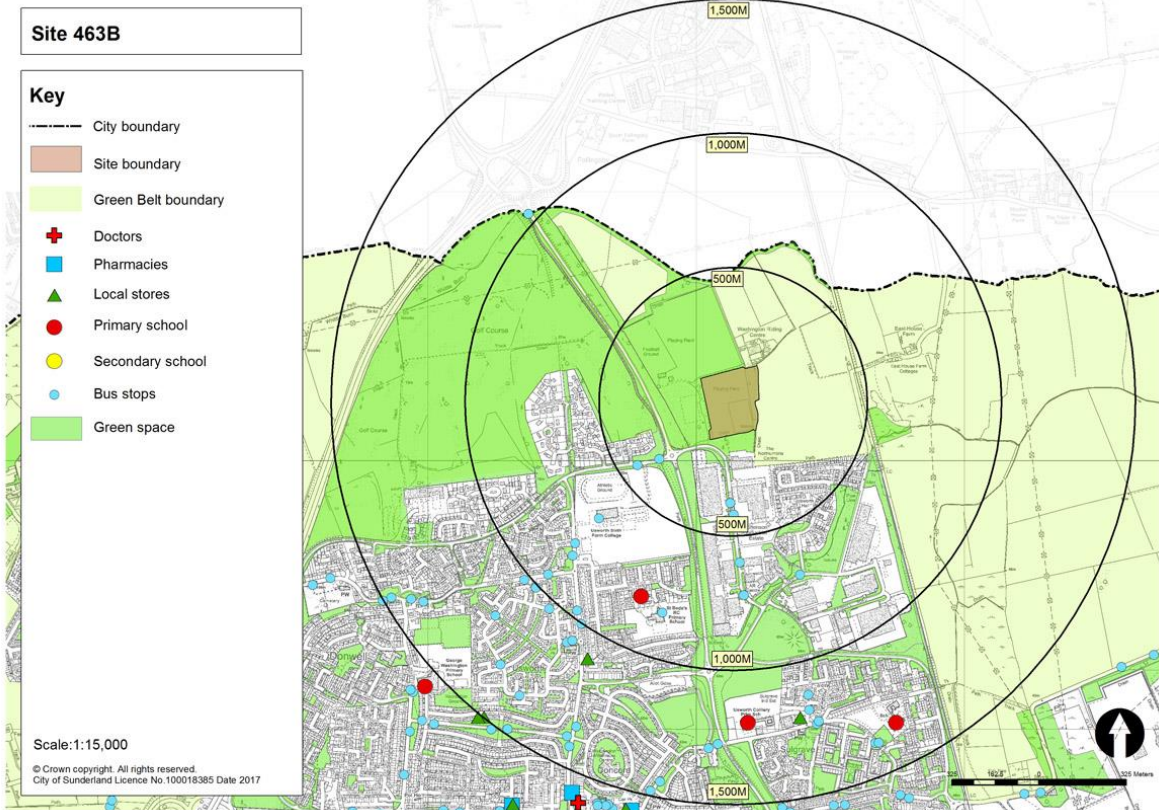
-  City boundary
-  Site boundary
-  Green Belt boundary
-  Surface Water Flooding - high
-  Surface Water Flooding - medium
-  Surface Water Flooding - less
-  Green corridors - strategic
-  Green corridors - local
-  Golf course
-  TPO's
-  Coal referral area
-  Site access

Scale: 1:6,000

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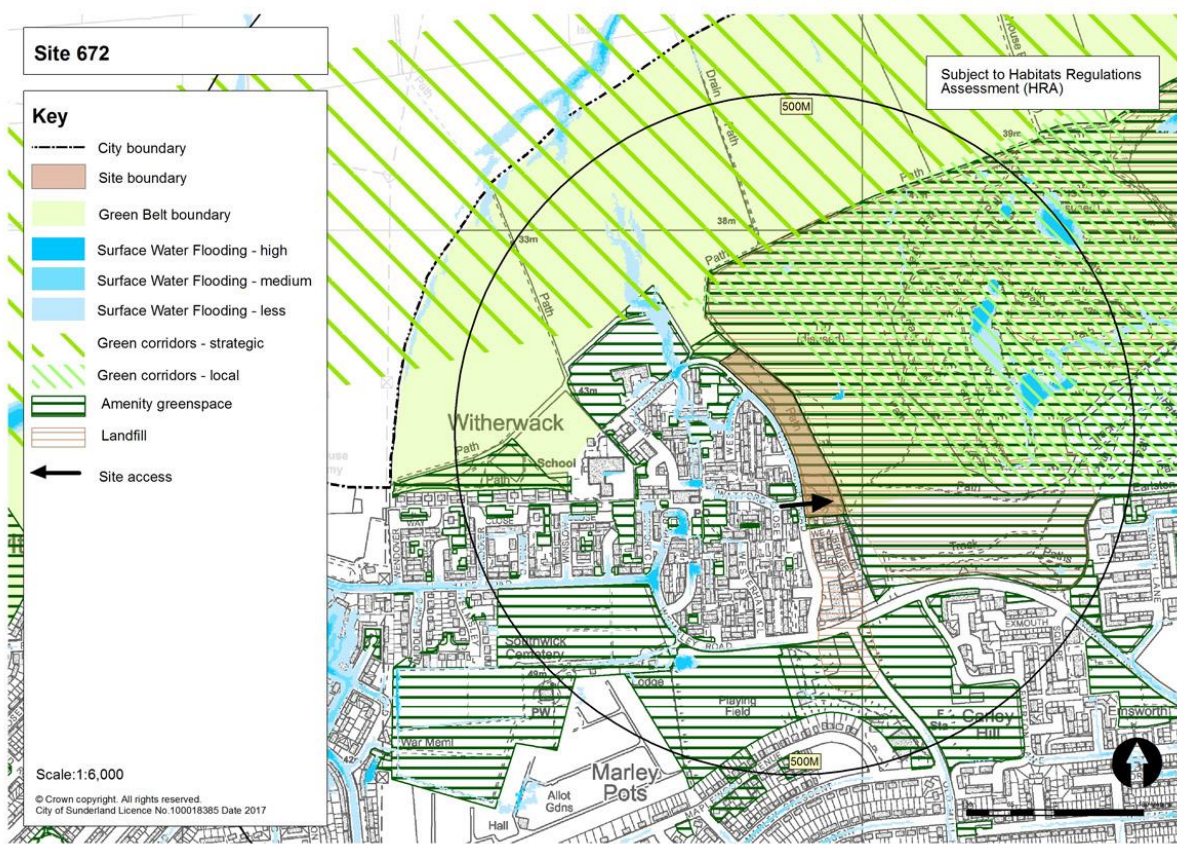
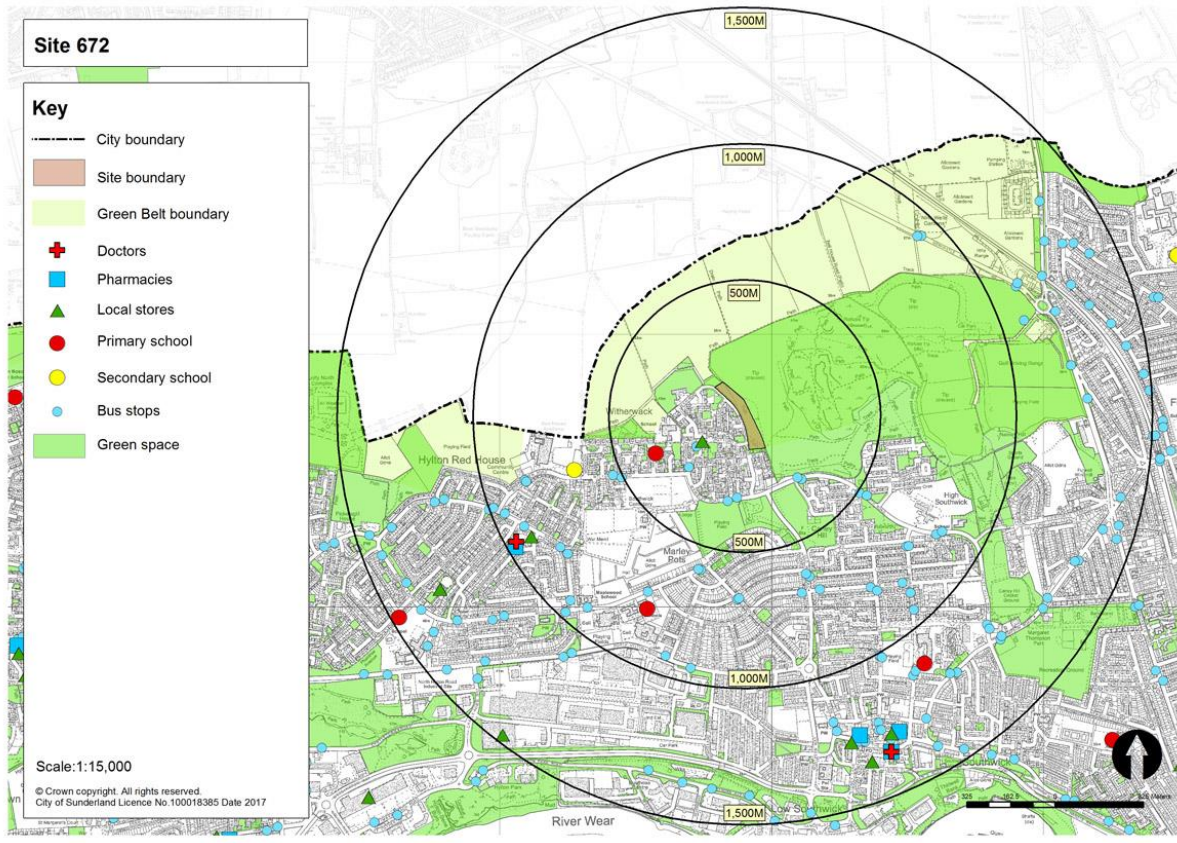


SHLAA site reference	463B																	
Site name	Northern Area Playing Fields																	
Landowner	Sunderland City Council																	
Site agent																		
Indicative housing capacity																		
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Not suitable, in use as part of the Northern Area Playing Fields.																	
Sustainable access conclusion	Partly sustainable. Distanced from facilities, but reasonable distance from bus services.																	
Availability conclusion	Not available – City Council wishes to retain the Northern Area Playing Fields.																	
Achievability conclusion	Not achievable – not promoted by landowner.																	
Overall site conclusion	Site not selected for Green Belt deletion- not deliverable as landowner does not support the proposal.																	
Policy requirements	n/a																	



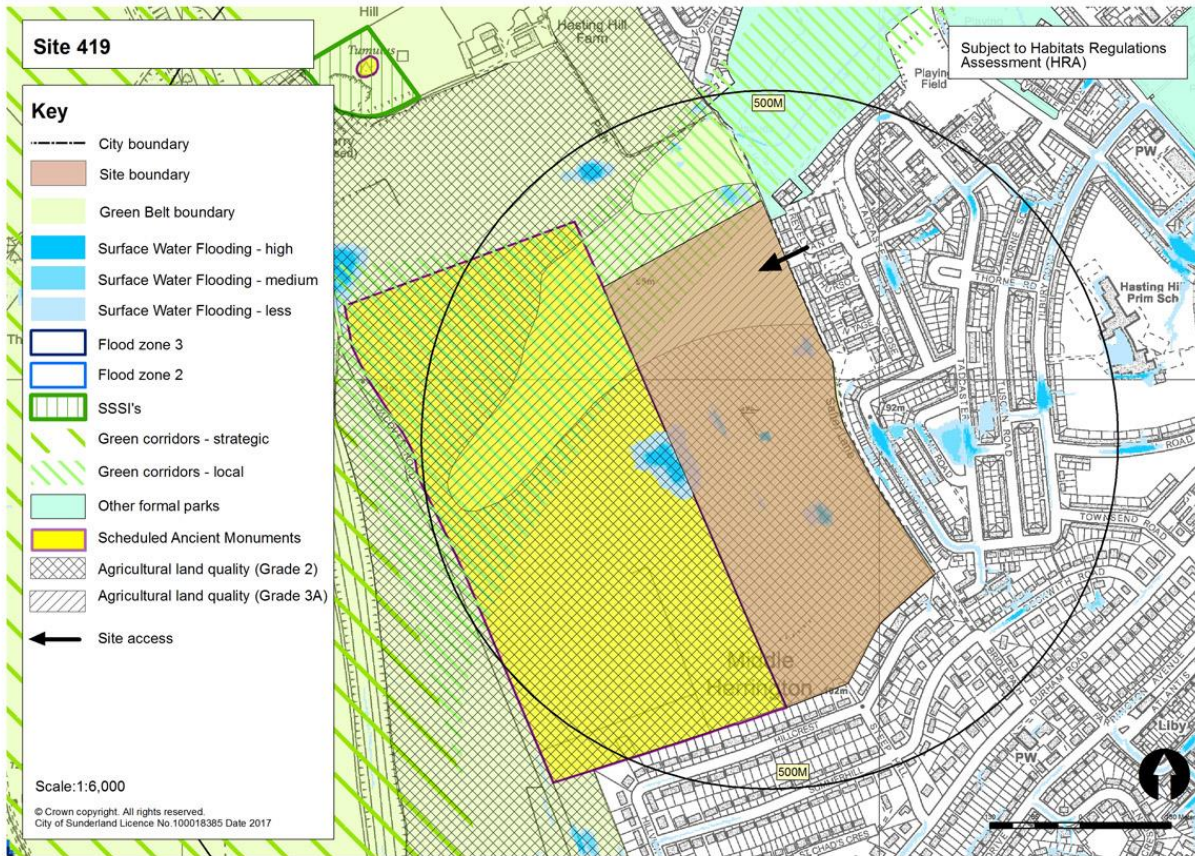
North Sunderland

SHLAA site reference	672																	
Site name	Land east of Witherwack																	
Landowner	Sunderland City Council																	
Site agent																		
Indicative housing capacity																		
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable. Physical constraints, hydrology and access appear to be suitable and feasible and there is no impact to Category 1 constraints. Mitigation to particularly focus on the loss of greenspace, reducing the impact to the wildlife/GI corridor and landscape, and landfill mitigation.																	
Sustainable access conclusion	Sustainable site. Lying within Witherwack village, with reasonable access to public transport services.																	
Availability conclusion	Not available – City Council does not wish to develop the site at this point in time.																	
Achievability conclusion	Achievability is uncertain due to the low/moderate housing market in area.																	
Overall site conclusion	Site not considered for Green Belt deletion. Not an available site, landowner not supporting proposal for development.																	
Policy requirements	n/a																	

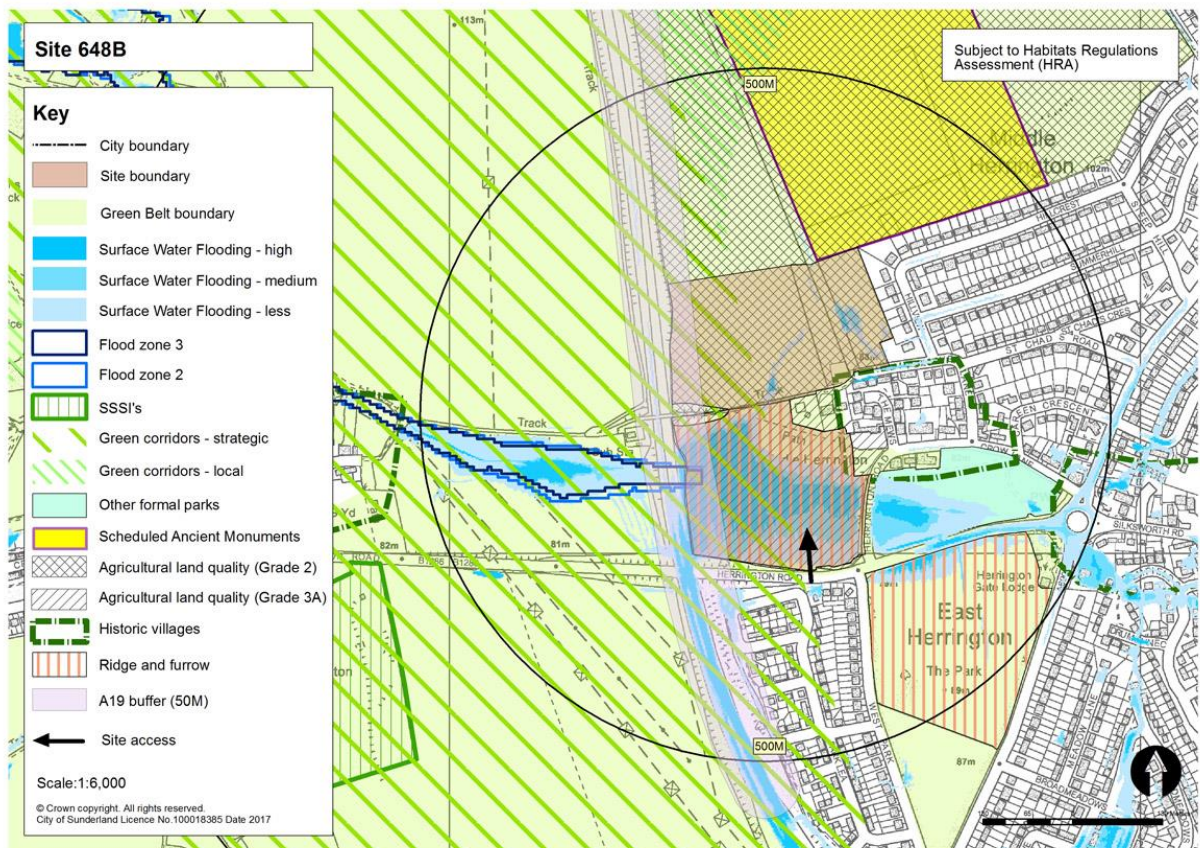
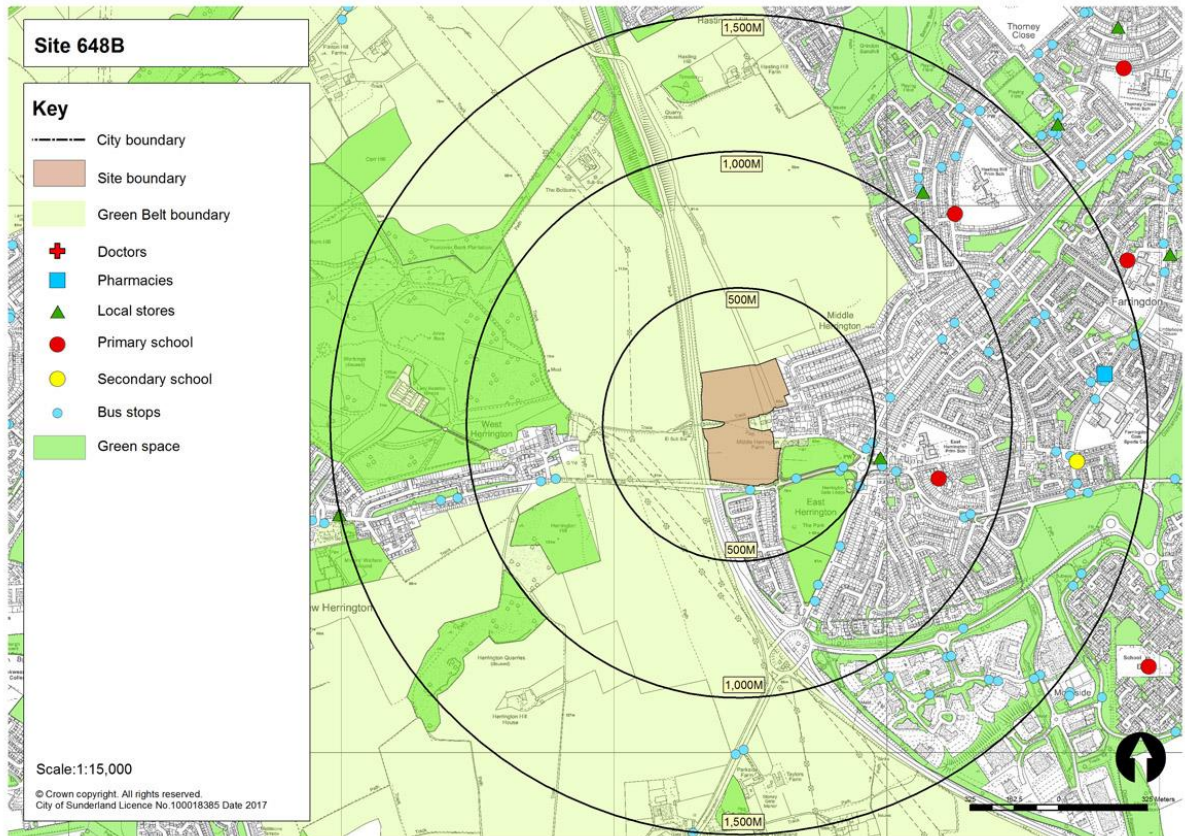


South Sunderland

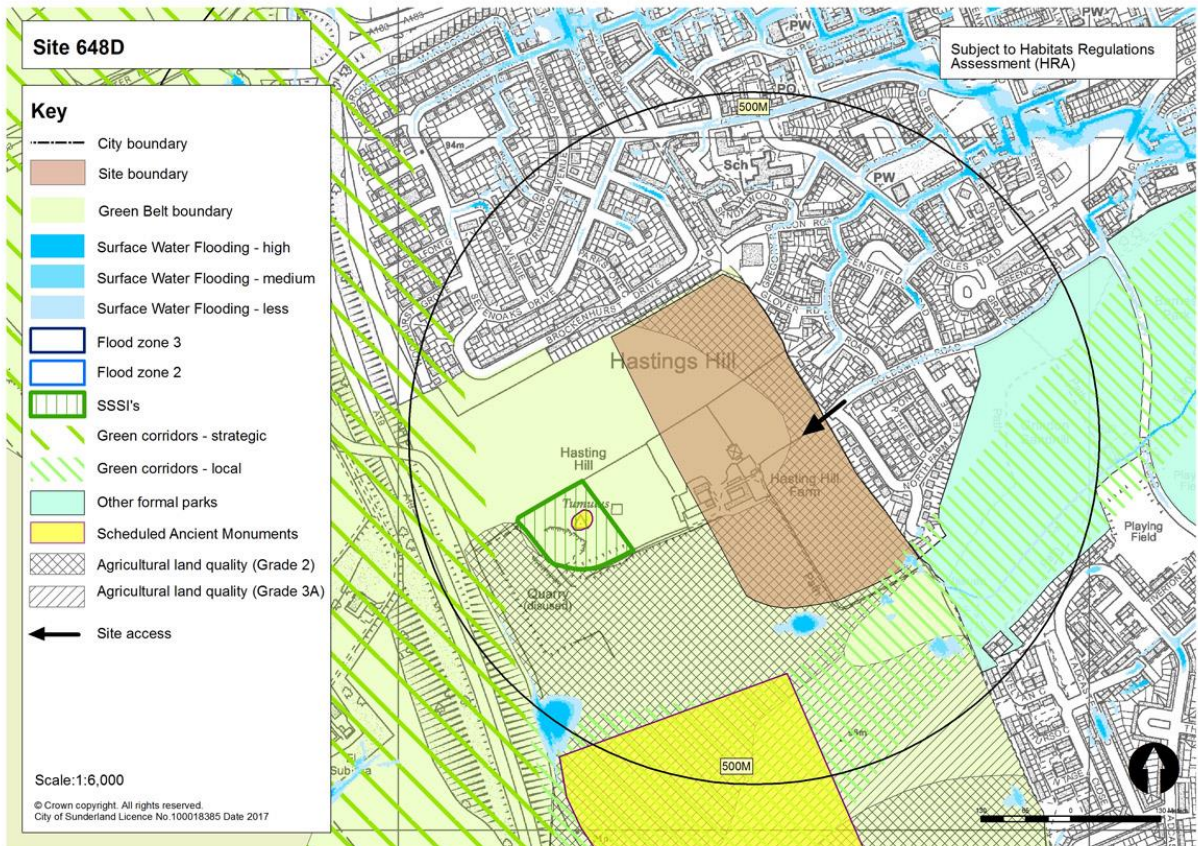
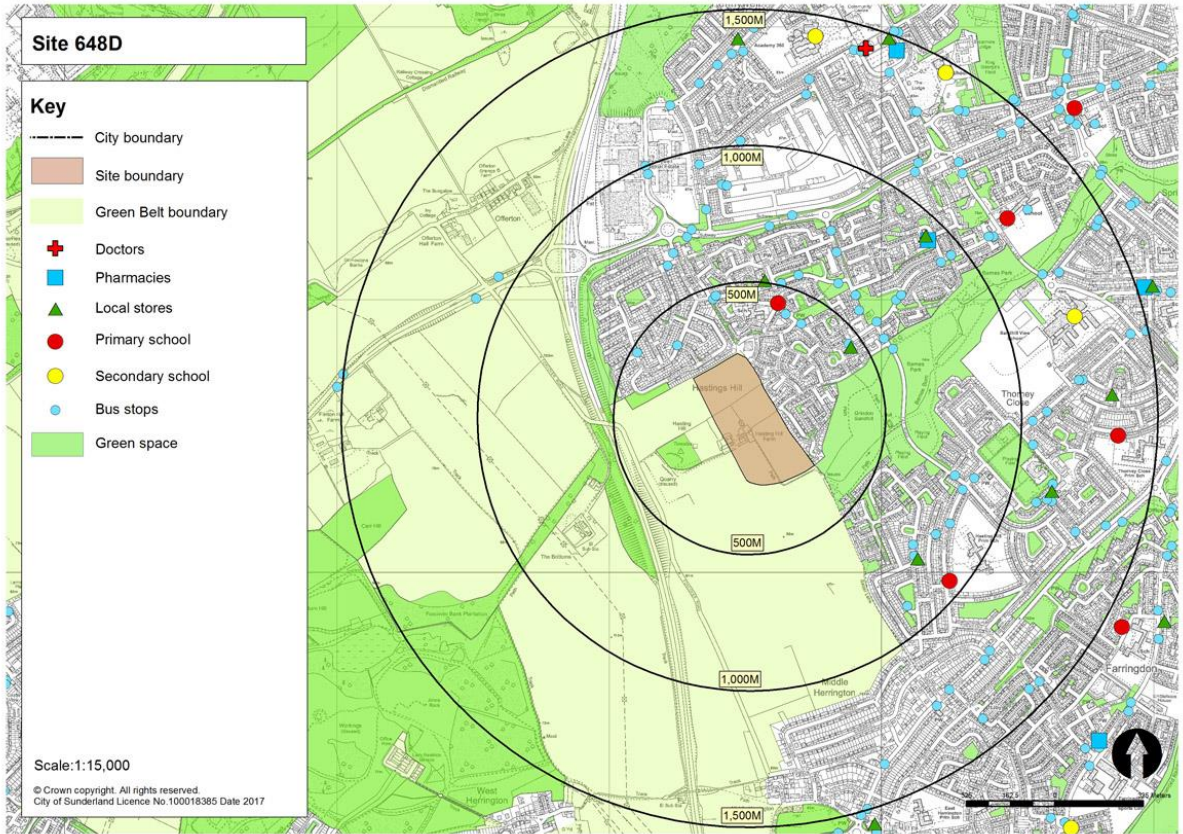
SHLAA site reference	419																	
Site name	Farmland to the north of Hillcrest, by Middle Herrington																	
Landowner	Hellens																	
Site agent	NLP																	
Indicative housing capacity	210																	
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable. Ground conditions, physical constraints and hydrology appear to be suitable and feasible and there is no direct impact to Category 1 constraints. Mitigation to particularly focus on reducing the impact to nearby archaeological sites and wildlife sites, to high quality agricultural land, to the wildlife/GI corridor and area of high landscape value and resolving access arrangements.																	
Sustainable access conclusion	Partly sustainable. Site is a little distanced from local facilities but has reasonable access to public transport services.																	
Availability conclusion	Site is considered potentially available for development- subject to resolving of ransom strip. No other legal issues to consider.																	
Achievability conclusion	Site is considered to be potentially achievable for development, provided that any impact to nearby nationally protected sites is limited, and access/highway impacts can be resolved. Medium/high market value area.																	
Overall site conclusion	Site not selected for Green Belt deletion because of cumulative issues that affect (or potentially affect) site suitability, availability and achievability. In particular: road access into the site has not been resolved and there is also concern from Highways England regarding impact to the nearby A690/A19 junction; impact to Green Belt purpose and the need to create a strong, new defensible Green Belt boundary when one already exists; the need to provide a suitable buffer to the adjacent Scheduled Ancient Monument; the potential loss of high quality agricultural land; impact to wildlife corridor and area biodiversity.																	
Policy requirements	n/a																	



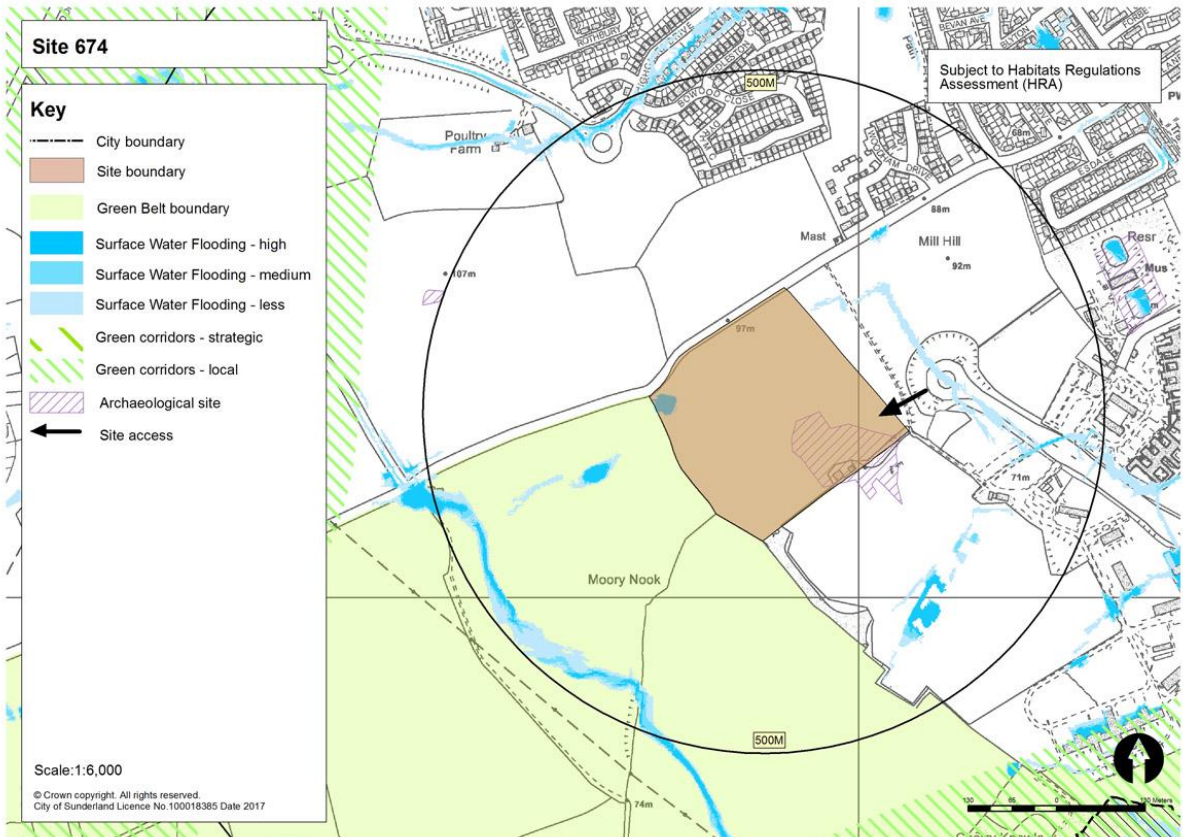
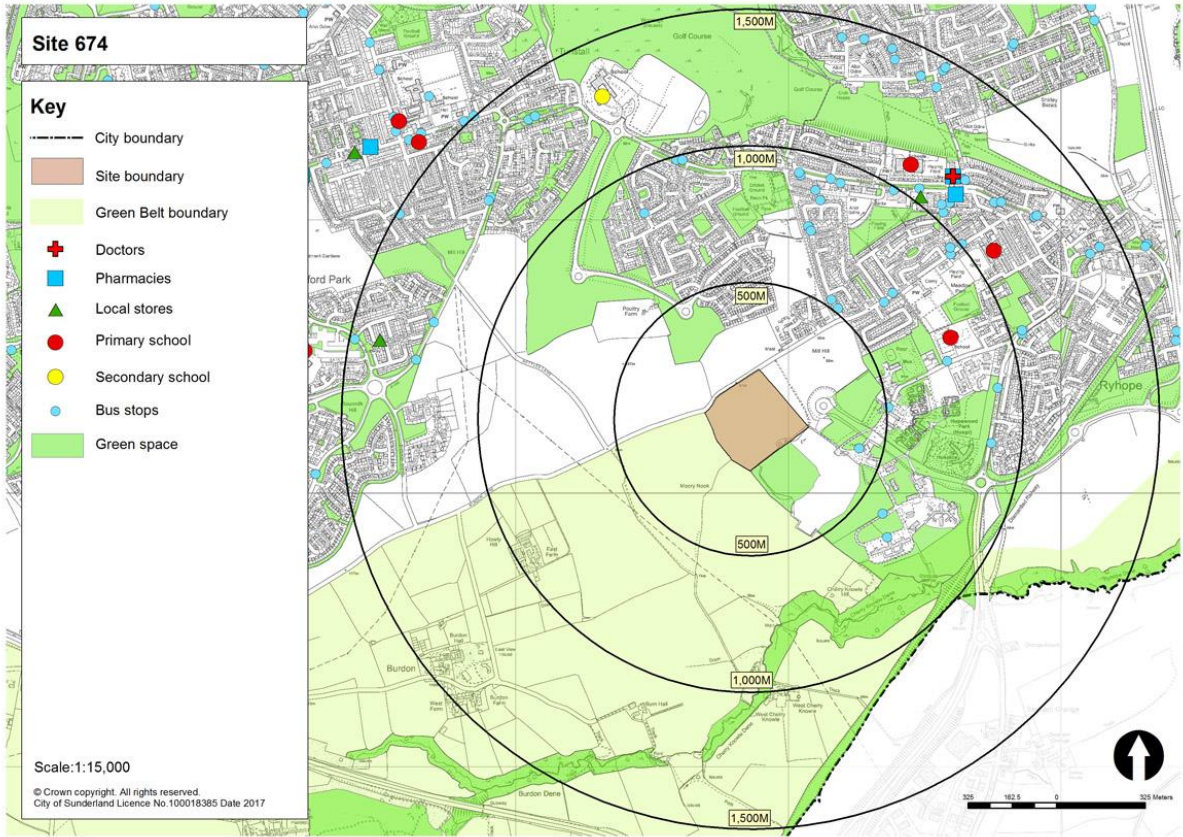
SHLAA site reference	648B																	
Site name	Green Belt land at Foxcover Road, Middle Herrington (south-west portion)																	
Landowner	Hellens																	
Site agent	NLP																	
Indicative housing capacity																		
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	A minor portion of the site affected by Category 1 designation (Flood Zone 3).																	
Suitability conclusion	Not suitable due to major constraints particularly including hydrology, but also in relation to impact on Green Belt purpose, on wildlife corridor, the historic environment, landscape and highways access.																	
Sustainable access conclusion	Partly sustainable. Site is a little distanced from local facilities but has reasonable access to public transport services.																	
Availability conclusion	Site is considered available for development- site is promoted by developer with no known legal issues to consider.																	
Achievability conclusion	Not considered to be achievable due to the significant abnormalities on site, notably the significant areas of surface water flooding, proximity to Scheduled Ancient Monument, impact on historic ridge and furrow, access and highway impacts.																	
Overall site conclusion	Site is not considered for Green Belt deletion. This proposal is not considered to be suitable because there are a number of constraints that cumulatively affect site suitability and achievability, most notably the significant impact to Green Belt purpose (merging of settlements, urban sprawl, countryside openness), the high proportion of land affected by 1:30 incidence surface water flooding, impact to wildlife corridor, requirement to provide buffer to adjacent Scheduled Ancient Monument, ridge and furrow on site, access to site and impact to highway network (notably the A690/A19 roundabout).																	
Policy requirements	n/a																	



SHLAA site reference	648D																	
Site name	Farmland to the west of Grindon																	
Landowner	Hellens																	
Site agent	NLP																	
Indicative housing capacity	150																	
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable. Ground conditions, physical constraints and hydrology appear to be suitable and feasible and there is no direct impact to Category 1 constraints. Mitigation to particularly focus on reducing the impact to nearby archaeological sites and wildlife sites, to high quality agricultural land, to the wildlife/GI corridor and area of high landscape value, and resolving access arrangements.																	
Sustainable access conclusion	Partly sustainable. Site is a little distanced from local facilities but has reasonable access to public transport services.																	
Availability conclusion	Site is considered potentially available for development- subject to resolving of ransom strip. No other legal issues to consider.																	
Achievability conclusion	Site is considered to be potentially achievable for development, provided that any impact to nearby nationally protected sites is limited. Medium market value area.																	
Overall site conclusion	Site not selected for Green Belt deletion because of cumulative issues that affect (or potentially affect) site suitability, availability and achievability. In particular: road access into the site has not been resolved; impact to Green Belt purpose and the need to create a strong, new defensible Green Belt boundary when one already exists; the need to provide a suitable buffer to the adjacent Scheduled Ancient Monument; the potential loss of high quality agricultural land; impact to wildlife corridor and area biodiversity.																	
Policy requirements	n/a																	

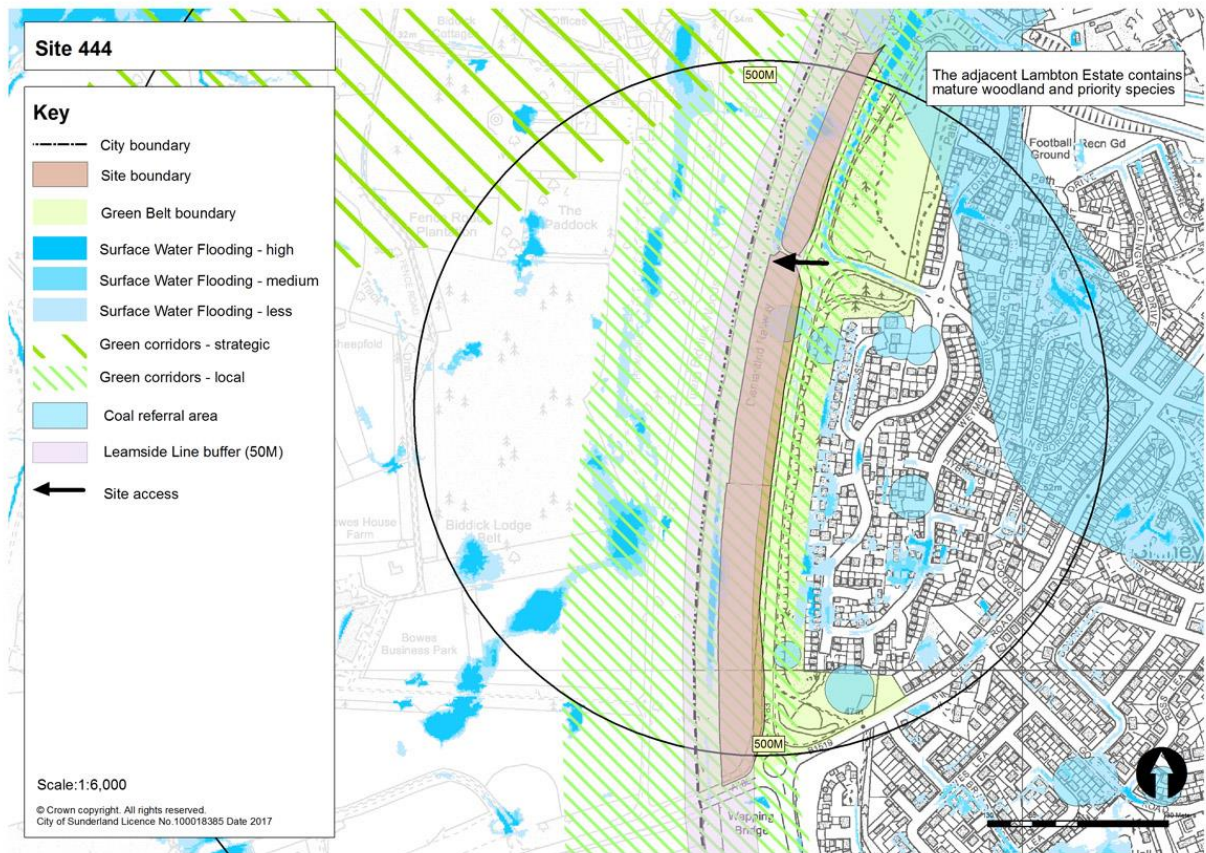


SHLAA site reference	674																	
Site name	Land west of Ryhope and Cherry Knowle Hospital																	
Landowner	Homes & Communities Agency																	
Site agent	Cushman & Wakefield																	
Indicative housing capacity																		
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Not suitable. The site is effectively an extension of the land owned by HCA at Cherry Knowle. Most of the suitability issues above could be addressed as part of the SSGA Masterplan. However, the requirement to provide SANGS in line with the HRA and impact to the European-protected coast is particularly problematic, especially as the site in question is currently identified as a site to provide SANGS for the adjacent Cherry Knowle development area.																	
Sustainable access conclusion	Partially sustainable site, in close proximity to Ryhope, and further facilities may be provided as part of SSGA development.																	
Availability conclusion	Site is considered available for development- site is promoted by developer with no known legal issues to consider.																	
Achievability conclusion	Not likely to be achievable because of the requirements of SANGS (site is already identified to provide SANGS as part of adjacent Cherry Knowle development. Additional ground conditions and appropriate mitigation would require clarification.																	
Overall site conclusion	Site is not considered for Green Belt deletion. This proposal is not considered to be suitable because of the fundamental impact that Habitats Regulations Assessment (HRA) would have on either the site in question, or the adjacent development proposed within the South Sunderland Growth Area (SSGA) Masterplan. The site in question has already been put forward to provide Sustainable Accessible Natural Greenspace (SANGS) to enable the Cherry Knowle Hospital redevelopment to satisfy HRA requirements. To additionally develop this site would have a major knock-on effect to the feasibility of this portion of the SSGA.																	
Policy requirements	n/a																	

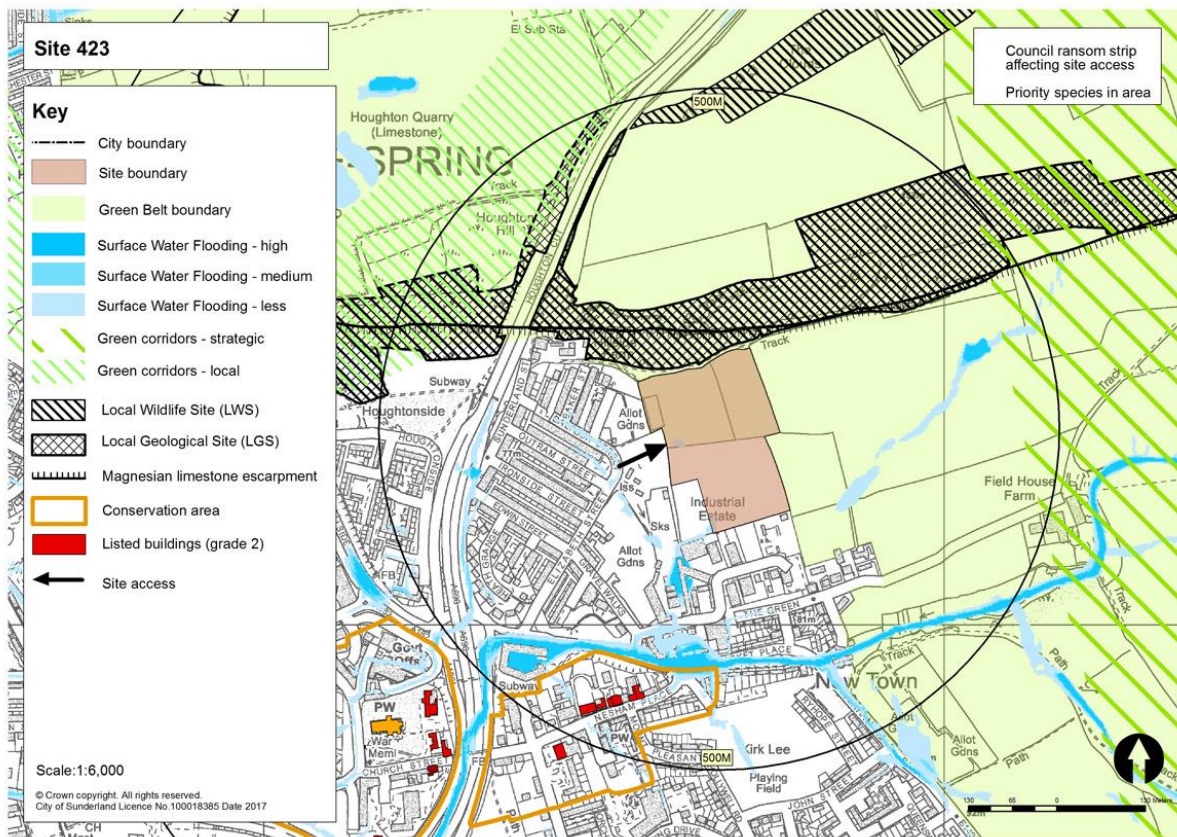
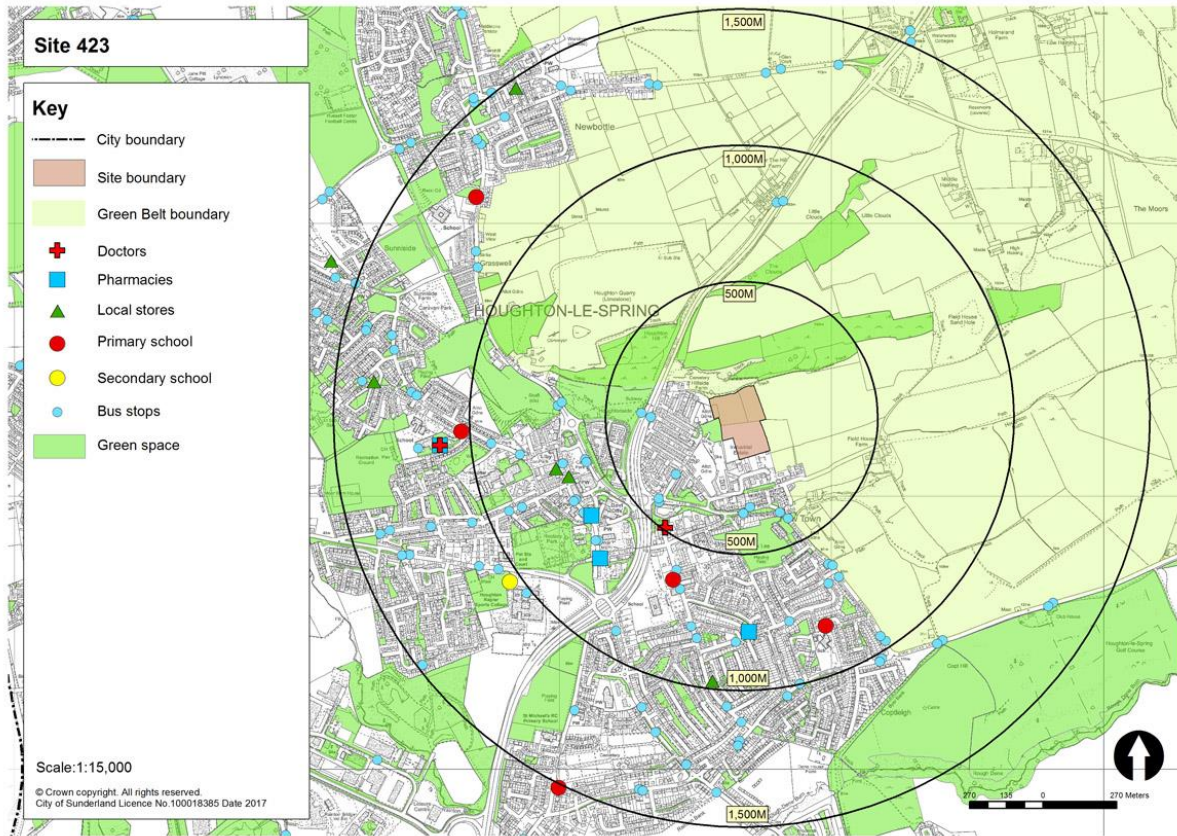


Coalfield

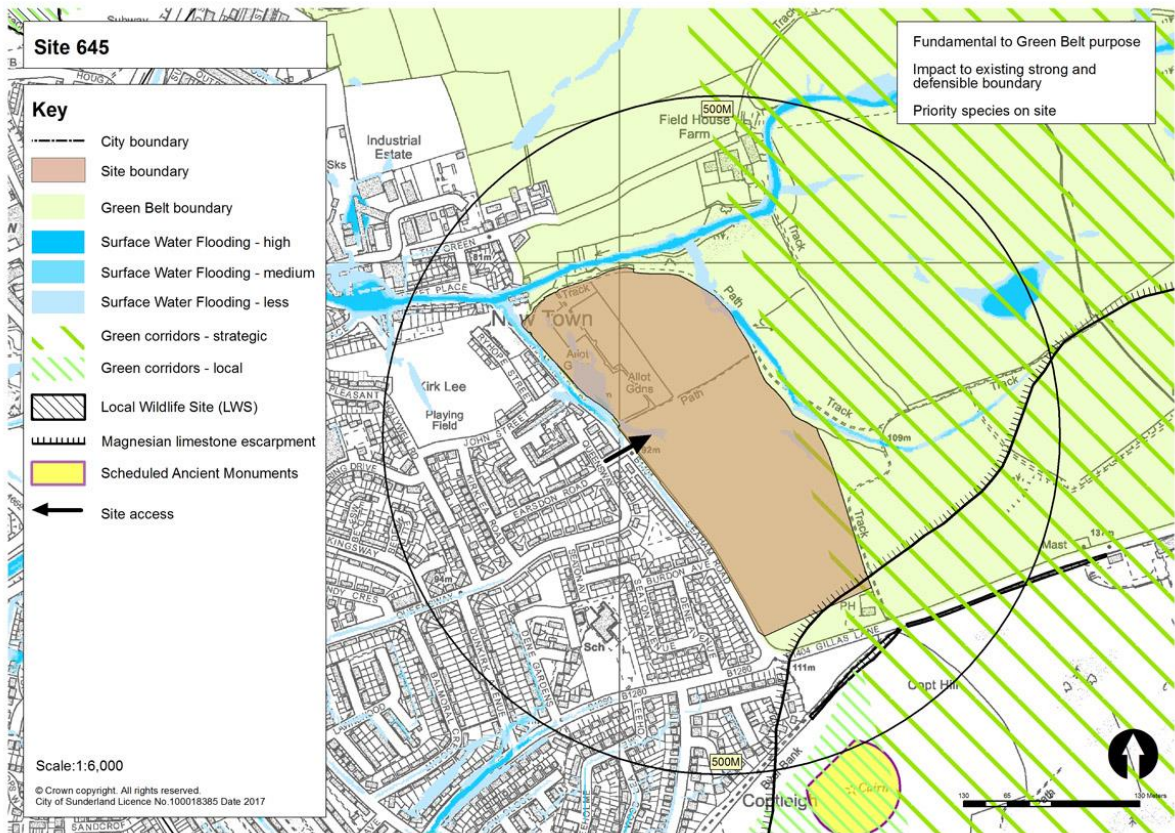
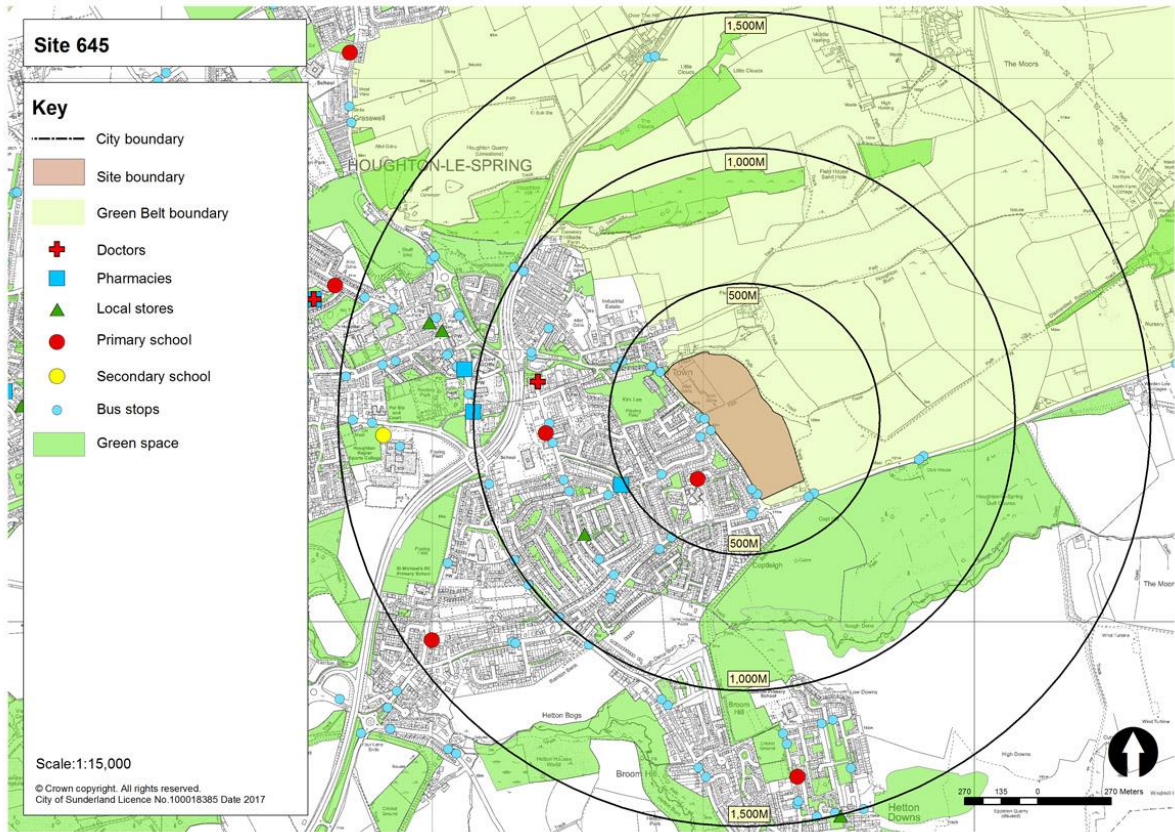
SHLAA site reference	444																	
Site name	Land to the west of Biddick Woods, Houghton-Le-Spring																	
Landowner	Trustees of Lord Durham Estate																	
Site agent																		
Indicative housing capacity																		
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable, though impact to Green Belt purpose is moderate, and Leamside Line and Coal Referral Area may limit amount of developable area considerably. Difficult to establish acceptable highway layout for site.																	
Sustainable access conclusion	Partly sustainable, lying on the edge of Shiney Row and with reasonable access to public transport services.																	
Availability conclusion	Site is considered available for development- site is promoted by developer with no known legal issues to consider.																	
Achievability conclusion	Not considered to be achievable. An acceptable highway layout needs to be demonstrated, and the developable area must not be overly compromised by Coal Referral Area designation or buffer required to Leamside Line.																	
Overall site conclusion	Site is not considered for Green Belt deletion. This proposal is not considered to be achievable because of the requirements to provide a buffer to the Leamside Line as well as delivering appropriate access into the site, which considerably compromise the potential housing layout.																	
Policy requirements	n/a																	



SHLAA site reference	423																	
Site name	Land to the north of Market Place Industrial Estate, Houghton-Le-Spring																	
Landowner	Durham Diocesan Board of Finance																	
Site agent																		
Indicative housing capacity	83																	
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Potentially suitable. Ground conditions, physical constraints and hydrology appear to be suitable and feasible and there is no impact to Category 1 constraints. Mitigation to particularly focus on resolving site access, as well as reducing the impact to the wildlife/GI corridor and landscape.																	
Sustainable access conclusion	Sustainable site, within urban area within reasonable access to local facilities and public transport.																	
Availability conclusion	Not available. Not clear if site is still promoted by developer. Access to site also via ransom strip (City Council ownership).																	
Achievability conclusion	Site is considered to be potentially achievable for development, though abnormalities include requirement to resolve a ransom strip, and mitigating for site proximity to adjacent industrial estate.																	
Overall site conclusion	Site not selected for Green Belt deletion because the availability of the site is not fully known – no further updates to site have been submitted in recent years. Furthermore, site deliverability is subject to a ransom strip, and the site is also located beside Market Place Industrial Estate, which may affect marketability.																	
Policy requirements	n/a																	



SHLAA site reference	645																	
Site name	Land east of Seaham Road, Racecourse Estate, Houghton-Le-Spring																	
Landowner	Taylor Wimpey																	
Site agent	NLP																	
Indicative housing capacity																		
Phasing	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Post 2033
Green Belt Stage 1 Review	To be considered further at Stage 2																	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.																	
Suitability conclusion	Not suitable- combined impact to Green Belt purpose together with impact to Area of High Landscape Value and strategic wildlife corridor is highly significant. Site already has a strong defensible Green Belt boundary.																	
Sustainable access conclusion	Partly sustainable, distanced from local facilities but with reasonable access to public transport services.																	
Availability conclusion	Site is considered available for development- site is promoted by developer with no known legal issues to consider.																	
Achievability conclusion	Site is considered to be potentially achievable for development- large allotment site would need to be relocated.																	
Overall site conclusion	Site is not considered for Green Belt deletion. This proposal is not considered to be suitable due to the combined impact on Green Belt purpose as well as to landscape and wildlife impacts. The impact to Green Belt purpose is moderate/major and there would be loss of an existing strong and defensible Green Belt boundary. Furthermore, the impact to the wildlife / GI corridor, to the ecology and to an area of High Landscape Value is also highly significant.																	
Policy requirements	n/a																	



Appendix 2: Other Land Parcels not put Forward for Development

These are Green Belt parcels that have been examined at Stage 1 and Stage 2 and have been recommended for further consideration at Stage 3. Unlike the sites detailed in Appendix 1, these parcels of land have not been put forward for development.

1. Redhouse and Fulwell

Green Belt Parcel	RE1
Landowner	Council
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable – site has steep topography, is protected as a Local Wildlife Site and has pylons running through site
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – major abnormal costs associated with steep topography together with fundamental impact to Local Wildlife Site as well as need to divert pylons.
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	RE2
Landowner	Council
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable, site acts as a strategic sports hub for the city.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable- abnormal cost of relocating sports hub
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	RE3
Landowner	Council
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable, provides allotments
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – protected allotment site
Overall site conclusion	Not suitable or available. Moderate impact on Green Belt purpose.

Green Belt Parcel	RE4
Landowner	Council
Green Belt Stage 1 Review	To be considered further at Stage 2

Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable, provides school playing fields
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable due to abnormal cost relocating school playing fields
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	RE5
Landowner	Council
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable, site provides school playing fields and local amenity greenspace
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable due to abnormal cost relocating school playing fields
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	RE11
Landowner	Council
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable – provides major Council allotment site. Significant hydrology issues.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable due to need to relocate large allotment site
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	RE12
Landowner	Private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Already developed for housing
Sustainable access conclusion	
Availability conclusion	
Achievability conclusion	
Overall site conclusion	Already developed for housing

Green Belt Parcel	RE13
Landowner	Council
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Potentially suitable, but provides local amenity greenspace and has additional hydrology issues and is subject to HRA.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – Council (as landowner) has not put forward the site.
Overall site conclusion	Not available

Green Belt Parcel	RE14
Landowner	Council
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable, site provides sports pitches and is adjacent to SSSI. Past landfill and local archaeology issues.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – abnormal costs relocating sports pitches/greenspace, mitigating past landfill
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	RE15
Landowner	Council
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable, site provides sports pitches and is adjacent to SSSI. Past landfill and local archaeology issues.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – abnormal costs relocating sports pitches/greenspace, mitigating past landfill
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	RE16
Landowner	Private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Potentially suitable, past landfill and archaeology issues, adjacent to SSSI, subject to HRA and hydrology issues to resolve
Sustainable access conclusion	Partly sustainable

Availability conclusion	Not available
Achievability conclusion	Potentially achievable, though abnormal costs with landfill and hydrology to overcome and HRA to address.
Overall site conclusion	Not available. Moderate impact on Green Belt purpose.

Green Belt Parcel	RE18
Landowner	Northumbrian Water
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable, site includes (and provides setting to) listed buildings and contains numerous Tree Preservation Orders, is subject to HRA
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Potentially achievable if abnormals could be overcome
Overall site conclusion	Not suitable or available. Moderate impact on Green Belt purpose.

2. Nissan

All parcels subject to development proposals (above) or have been dismissed at Stage 1 or Stage 2.

3. Usworth

Green Belt Parcel	US1
Landowner	Private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	Category 1 constraints (Flood Zone 3) affect far north of site.
Suitability conclusion	Not suitable- provides major Golf Course, incorporates a Local Wildlife Site and priority species, has pylon running through site and is a Coal Referral Area.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Potentially achievable, but numerous abnormals to overcome
Overall site conclusion	Not suitable or available. Moderate impact on Green Belt purpose.

Green Belt Parcel	US3
Landowner	Council
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable, site acts as a strategic sports hub for the city.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable- abnormal cost of relocating sports hub

Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.
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4. Springwell Village

Green Belt Parcel	SP1
Landowner	Gateshead MBC
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable – site provides an operational refuse disposal works
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – Council (as landowner) has not put forward site
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	SP2
Landowner	Gateshead MBC
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable – site provides sports pitches for Gateshead MBC
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – Council (as landowner) has not put forward site
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	SP6
Landowner	Private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable – site provides an operational aggregate recycling business. Site contains a Local Wildlife Site and incorporates priority species. Past landfill and quarrying, plus steep topography and lies adjacent to a Scheduled Ancient Monument.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – numerous abnormalities on site.
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

5. Hylton

Green Belt Parcel	HY7
Landowner	Council
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	Partly affected by Category 1 constraints (Flood Zone 3).
Suitability conclusion	Not suitable- natural woodland and greenspace protected by the Council, and very steep topography.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – Council (as landowner) has not put forward the site.
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	HY8
Landowner	Council
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	Partly affected by Category 1 constraints (Flood Zone 3).
Suitability conclusion	Not suitable – site provides a Local Wildlife Site and amenity greenspace, plus the setting to Claxheugh Rock SSSI. Partly affected by Flood Zone 3, also.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – Council (as landowner) has not put forward the site.
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

6. Pattinson and Low Barmston

Green Belt Parcel	PA1
Landowner	Council
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	Partly affected by Category 1 constraints (Flood Zone 3).
Suitability conclusion	Not suitable – site forms part of James Steel Park and incorporates a Local Wildlife Site, mature woodland and Flood Zone 3.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – Council (as landowner) has not put forward the site.
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	PA4
Landowner	Private

Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Already being developed for housing
Sustainable access conclusion	
Availability conclusion	
Achievability conclusion	
Overall site conclusion	Already being developed for housing

Green Belt Parcel	PA5
Landowner	Council / private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	Partly affected by Category 1 constraints (Flood Zone 3).
Suitability conclusion	Not suitable – site forms part of James Steel Park, contains pylons and is partly affected by Flood Zone 3.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – formal parkland to be retained plus significant abnormalities affecting site
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	PA6
Landowner	Wildfowl and Wetlands Trust
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	Partly affected by Category 1 constraints (Flood Zone 3).
Suitability conclusion	Not suitable – entire site is protected as a Local Wildlife Site and forms the Washington Wildfowl & Wetlands Trust
Sustainable access conclusion	Not sustainable – remote site
Availability conclusion	Not available
Achievability conclusion	Not achievable – protected wildlife site
Overall site conclusion	Not suitable, sustainable, available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	PA7
Landowner	Private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	Partly affected by Category 1 constraints (Flood Zone 3).
Suitability conclusion	Not suitable – includes a Local Wildlife Site and priority species and partly incorporates Flood Zone 1. In an area of High Landscape Value.
Sustainable access conclusion	Not sustainable – remote site
Availability conclusion	Not available
Achievability conclusion	Not achievable – significant abnormalities.

Overall site conclusion	Not suitable, sustainable, available or achievable. Moderate impact on Green Belt purpose.
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7. Fatfield and Biddick Woods

Green Belt Parcel	FA4
Landowner	Council
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable – provides mature woodland shelter belt and protected natural greenspace
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – Council (as landowner) has not put forward the site.
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	FA8
Landowner	Council
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable - provides roadside verge to the A182
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – Council (as landowner) has not put forward the site.
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	FA9
Landowner	Council / private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable – provides mature woodland shelter belt and protected natural greenspace
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – site too narrow
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	FA11
Landowner	Council
Green Belt Stage 1 Review	To be considered further at Stage 2

Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable – site forms Penshaw Park which is protected from development.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – Council (as landowner) has not put forward the site.
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	FA13
Landowner	Private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable – site provides amenity greenspace that was created as part of the Biddick Woods residential development planning approval.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – landowner has not put forward the site, and greenspace provision forms part of the conditions to the Biddick Woods development
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	FA14
Landowner	Private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Already developed for housing
Sustainable access conclusion	
Availability conclusion	
Achievability conclusion	
Overall site conclusion	Already developed for housing

Green Belt Parcel	FA19
Landowner	Council
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	Partly affected by Category 1 constraints (Flood Zone 3).
Suitability conclusion	Not suitable – site forms part of James Steel Park and part of site is affected by Flood Zone 3. Site is former colliery (landfill/stability/contamination issues), and is a Coal Referral Area.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – Council (as landowner) has not put forward the site.
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt

	purpose.
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Green Belt Parcel	FA20
Landowner	Council
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable – site provides allotments, mature shelter belt and the C2C cycleway.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – Council (as landowner) has not put forward the site.
Overall site conclusion	Not suitable, available or achievable. Minor impact on Green Belt purpose.

Green Belt Parcel	FA21
Landowner	Council / private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable – site provides allotments and private residential gardens.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

8. Cox Green, Offerton and Penshaw

Green Belt Parcel	CO1
Landowner	Private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Potentially suitable – land once associated with Cross Rigg Quarry (potential landfill/stability/contamination issues). Area of High Landscape Value with priority species in area
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Potentially achievable – if abnormalities can be overcome
Overall site conclusion	Not available. Moderate impact on Green Belt purpose.

Green Belt Parcel	CO2
Landowner	Council
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.

Suitability conclusion	Potentially suitable – former Cross Rigg Quarry (potential landfill/stability/contamination issues). Area of High Landscape Value with priority species in area
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – Council (as landowner) has not put forward the site.
Overall site conclusion	Not available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	CO5
Landowner	Private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable – site provides Penshaw Lane Allotments
Sustainable access conclusion	Sustainable site
Availability conclusion	Not available
Achievability conclusion	Potentially achievable, but considerable abnormal costs associated with loss of Allotments.
Overall site conclusion	Not suitable or available. Minor impact to Green Belt purpose.

Green Belt Parcel	CO6
Landowner	Private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Potentially suitable, but pylons cross through site and part of site forms historic village of Penshaw.
Sustainable access conclusion	Sustainable site
Availability conclusion	Not available
Achievability conclusion	Potentially achievable, but considerable abnormal costs associated with pylons.
Overall site conclusion	Not available. Moderate impact on Green Belt purpose.

9. New and West Herrington

Green Belt Parcel	HE1
Landowner	Private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Potentially suitable, though forms part of historic village of West Herrington and lies within an Area of High Landscape Value.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Potentially achievable
Overall site conclusion	Not available. Moderate impact on Green Belt purpose.

Green Belt Parcel	HE2
Landowner	Private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable – incorporates cemetery ground. Within historic village of West Herrington.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – cemetery ground
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	HE4
Landowner	Private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	Partly affected by Category 1 constraints (Flood Zone 3).
Suitability conclusion	Not suitable – affected by Flood Zone 3 and has pylon running through site
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – Flood Zone 3 and pylon affecting site.
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

10. Middle Herrington

Green Belt Parcel	MD1
Landowner	Council
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable – site provides amenity greenspace within Hastings Hill area. Site also linked to historic Lambton Waggonway.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – Council (as landowner) has not put forward the site.
Overall site conclusion	Not suitable, available or achievable. Moderate impact to Green Belt purpose.

Green Belt Parcel	MD7
Landowner	Council
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable – site forms Middle Herrington Park, Significant hydrology

	issues.
Sustainable access conclusion	Sustainable site.
Availability conclusion	Not available
Achievability conclusion	Not achievable – Council (as landowner) has not put forward the site.
Overall site conclusion	Not suitable, available or achievable. Minor impact to Green Belt purpose.

Green Belt Parcel	MD9
Landowner	Private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Already developed for housing
Sustainable access conclusion	
Availability conclusion	
Achievability conclusion	
Overall site conclusion	Already developed for housing

11. Houghton

Green Belt Parcel	HO2
Landowner	Council
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable – site forms New Herrington Welfare Park
Sustainable access conclusion	Sustainable site.
Availability conclusion	Not available
Achievability conclusion	Not achievable – Council (as landowner) has not put forward the site.
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	HO4
Landowner	Private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable – directly adjacent to SSSI.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Potentially achievable
Overall site conclusion	Not suitable or available. Moderate impact on Green Belt purpose.

Green Belt Parcel	HO27
Landowner	Council
Green Belt Stage 1	To be considered further at Stage 2

Review	
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable – site provides allotments and amenity greenspace.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – Council (as landowner) has not put forward the site.
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	HO28
Landowner	Council / private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable – site provides amenity greenspace
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available – Landowners have not put forward the site.
Achievability conclusion	Not achievable, site forms protected greenspace. Council land has not been put forward for development.
Overall site conclusion	Not suitable or available. Moderate impact on Green Belt purpose.

Green Belt Parcel	HO29
Landowner	Private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable – former landfill site. Site has planning approval for business use.
Sustainable access conclusion	Partly sustainable.
Availability conclusion	Not available
Achievability conclusion	Not achievable – abnormal costs with previous landfill, and landowner has recently been awarded planning approval for business use on land.
Overall site conclusion	Not suitable or available. Moderate impact on Green Belt purpose.

12. Warden Law

Green Belt Parcel	WA21
Landowner	Private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable – site incorporates a cemetery and has steep topography and past quarrying.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Not achievable – cemetery land
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt

	purpose.
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Green Belt Parcel	WA27
Landowner	Private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Potentially suitable – but subject to hydrology issues, and part of a strategic wildlife corridor with priority species in area. Area of higher landscape value
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Potentially achievable if abnormalities can be overcome.
Overall site conclusion	Not available. Moderate impact on Green Belt purpose.

Green Belt Parcel	WA42
Landowner	Private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable- combined impact to Green Belt purpose together with impact to Area of High Landscape Value, strategic wildlife corridor and proximity to Scheduled Ancient Monument highly significant. Site already has a strong defensible Green Belt boundary.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available
Achievability conclusion	Potentially achievable if abnormalities can be overcome.
Overall site conclusion	Not suitable or available. Moderate impact on Green Belt purpose.

13. Burdon and South Ryhope

Green Belt Parcel	BU11
Landowner	Private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Not suitable – provides sustainable urban drainage to existing Cherry Knowle development site. Adjacent to Ancient Semi-Natural Woodland. Subject to HRA.
Sustainable access conclusion	Partly sustainable
Availability conclusion	Not available – land provides sustainable urban drainage for wider scheme.
Achievability conclusion	Not achievable
Overall site conclusion	Not suitable, available or achievable. Moderate impact on Green Belt purpose.

Green Belt Parcel	BU14
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Landowner	Private
Green Belt Stage 1 Review	To be considered further at Stage 2
Green Belt Stage 2 Review	No Category 1 constraints affecting the site.
Suitability conclusion	Potentially suitable - subject to HRA and adjacent to Ancient Semi-Natural Woodland.
Sustainable access conclusion	Not sustainable – remote site
Availability conclusion	Not available
Achievability conclusion	Potentially achievable – subject to HRA.
Overall site conclusion	Not sustainable or available. Moderate impact on Green Belt purpose.

Appendix 3: Comments Received on the Site Selection Methodology

Comment Received	City Council Response
<p>The assessment approach is too restrictive and simplistic. The weight attached to each of the assessment criteria is not clear and it will therefore be difficult to understand how the Council has reached its eventual conclusions.</p>	<p>Council officers' evaluations of the site and its constraints inform the scoring category as not all categories have nationally prescribed guidance. The significance of a constraint (or multiple constraints) will always have an element of subjectivity, but in general terms the significance of a constraint will increase if the criteria has national/international importance, and/or whether a constraint has direct or indirect impacts, and/or a site is affected by multiple constraints to consider. There is no specific weighting attached to scoring categories.</p>
<p>The assessment should consider the positive benefits that housing development will bring to the footfall to services in existing villages. Without new housing, the services in villages will be unsustainable.</p>	<p>The Site Selection Methodology identifies local services and facilities against which each site is objectively assessed to determine its sustainability. In addition, delivery constraint themes are assessed, which include categories such as education, health and other service capacity. This approach sufficiently assesses the sustainability and impact of a site on services and facilities. The Council deems this approach to be in accordance with the NPPF and PPG.</p> <p>It should also be recognised that Sunderland forms part of the Tyne and Wear urban conurbation- virtually the entire city population resides within 400m of a public transport stop. There are only 2 villages (Springwell Village and East Rainton) that are unconnected to either of the 3 main urban areas of Sunderland, Washington and Houghton-Hetton. Both of these villages are connected to strategic bus services.</p>
<p>It is important also to note that national guidance encourages Council's to also consider for urban extensions and new settlements the potential for making sites to be sustainable.</p> <p>The assessment outcome does not appear to take into account the ability of the landowner or developer</p>	<p>This report states that 'the ability for larger schemes (of more than 500 homes) to viably provide facilities as part of the proposed development will be taken into consideration as part of the commentary on Infrastructure'.</p> <p>Many of the Green Belt sites have also been submitted for assessment in the SHLAA. The SHLAA assesses a site's constraints and provides the opportunity for</p>

<p>to mitigate potential site constraints to enable development to come forward.</p>	<p>developers/agents/landowners to address issues or matters raised in regard to site constraints and mitigation solutions. Further consultation on sites will be available at the next stage of the plan consultation which will provide further opportunity for developers to demonstrate mitigation solutions to assist in site delivery.</p>
<p>Include as part of the assessment the need to create clear, definitive and permanent boundaries</p>	<p>The boundary of the Green Belt remains largely unchanged since it was examined and approved in the 1998 UDP, which at the time considered the robustness of the Green Belt boundary. The Council considers that new development has the ability to create new, robust and permanent Green Belt boundaries. In some instances, this has been highlighted in the 'policy requirements' of the site summaries. The negative impact to existing definitive and permanent boundaries has also been broadly considered, and identified where it is seen as a particularly significant issue.</p> <p>The next stage of the Green Belt review will be to assess the Green Belt boundary to ensure that the new boundary is compliant with the NPPF (paragraphs 83-85).</p>
<p>Disagreement with statement that NPPF refers to "Prioritising the re-use of previously developed land and that of lesser environmental or amenity value".</p> <p>It is important to note that the NPPF does not prioritise brownfield land over the development of greenfield land; rather there is a presumption in favour of sustainable development.</p>	<p>The word "prioritising" has been replaced with "encouraging" in Chapter 2 of this report to ensure consistency with the NPPF (Paragraph 111).</p> <p>In terms of the presumption in favour of sustainable development, paragraph 14 of the NPPF states that Local Plans "should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless... specific policies in this Framework indicate development should be restricted". These restrictions include "land designated as Green Belt".</p>