

Strategic Land
Review

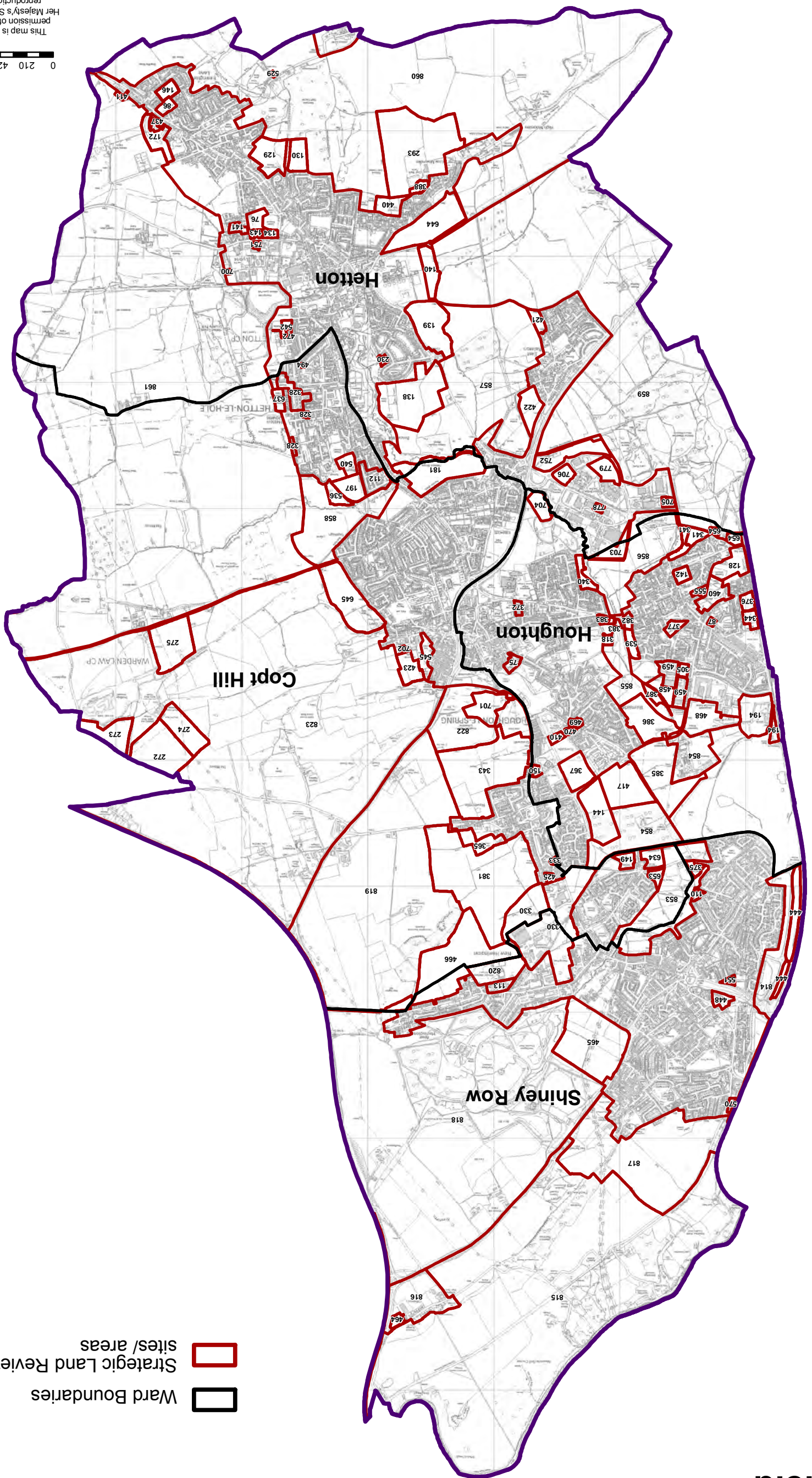
Coalfield

May 2016



Strategic Land Review 2016

Coalfield






- Ward Boundaries
- Sites/ areas Strategic Land Review





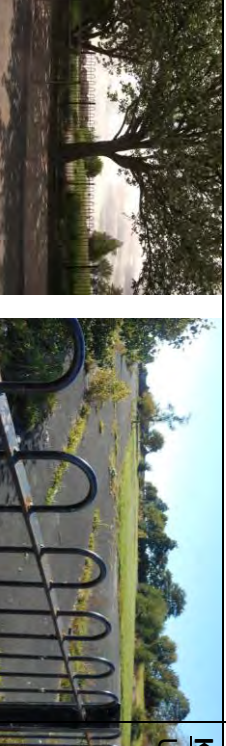
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SLR Ref: SHLAA Ref: 75		Site Area: 1.16ha		Site Location: Halliwell St and Brinkburn Crescent car park		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?			
Present Land Use: Car park Adjacent Uses: Housing / greenspace		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/>		100		0			
Site Photos 				Designations Map 				<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/></p> <p>4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>							
Key Designations: UDP HA31.1 - Development opportunities to support Houghton town centre. CN15 Great North Forest				Adjacent Designations:				Cumulative Impact							
<ul style="list-style-type: none"> Commercial Housing GreenSPACE 				<ul style="list-style-type: none"> Within Critical Drainage Area School capacity 				Evidence of barn owls roosting in vicinity. Site linked to former Houghton Colliery site, which now forms greenspace and part of a wildlife corridor.							
Landscape and Townscape															
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.		Category 1: Significant Constraints		Adverse impact on European sites (SPA) or Special Area of Conservation (SAC)		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required			
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)		Medium Impact - mitigation required		High Impact - significant mitigation required			
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required			
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		Medium Impact - mitigation required		High Impact - significant mitigation required			
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Wildlife Site (LWS)		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required			
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required			
								Are there any known UK protected species/habitats on or adjacent to the site?		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required			
								Wildlife Corridor		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required			
								Would the development of the site impact upon the connectivity of habitats?		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required			



Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Local archaeological importance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Linked to a green infrastructure corridor
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Lies within a Critical Drainage Area. Part of the site is affected by 1:30 incidence flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.			Existing access to be modified. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			Lies within a Coal Referral Area. Potential for some contamination from former Colliery use.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 38 36dpha		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Potentially suitable for residential development.			
				Category 1: Significant Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Site is considered suitable for development	Site is considered potentially suitable for development ✓	Site is not considered suitable for development

SLR Ref: SHLAA Ref: 76		Site Area: 1.97ha		Site Location: West of Lyons Avenue, Easington Lane		Is the site in the Green Belt?		Brownfield %		Greenfield %		100					
Present Land Use: Pasture Adjacent Uses: Cricket ground, housing				Site appraised for: Residential		Is the site in a Settlement Break?		Urban?		Urban fringe?		Open countryside?					
Site Photos 				Designations Map 				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<input type="checkbox"/> Urban? <input checked="" type="checkbox"/> Urban fringe?		<input type="checkbox"/> Impact <input type="checkbox"/> No impact					
Site Photos 				Key Designations: UDP HA4.10 Housing site				Cumulative Impact • Within Critical Drainage Area									
Adjacent Designations: • Residential • Greenspace				Biodiversity													
Landscape and Townscape				Category 1: Significant Constraints				Category 1: Significant Constraints									
				Grade I Agricultural Land				Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))									
				Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints				Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)									
				Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?									
				Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)									
				Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)									
								Are there any known UK protected species/habitats on or adjacent to the site?									
								Wildlife Corridor									
								Would the development of the site impact upon the connectivity of habitats?		No.							
				Zero/Low Impact - no or minimal mitigation required 				Medium Impact - mitigation required		High Impact - significant mitigation required		Zero/Low Impact - no or minimal mitigation required 		Medium Impact - mitigation required		High Impact - significant mitigation required	
								Proximity to ponds, water voles and bat roosts, and increased recreational impact on Local Wildlife Site.									

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No significant issues identified.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.	
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Does the site have any historical or archaeological significance? No significant issues identified.	Lies within a Critical Drainage Area and Source Protection Zone. High incidence potential of groundwater flooding. Part of the site is affected by 1:100 incidence surface water flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest facilities are in Hetton town centre.		Access from Lyons Avenue.	
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	What is considered suitable on the site? Residential How many homes could be provided? 42 How many jobs could the site provide for? 24dpha	Site is considered suitable for development.	Site is considered suitable for development.	Site is not considered suitable for development.
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Potentially suitable for residential development.			

SLR Ref: SHLAA Ref: 86		Site Area: 1.27ha		Site Location: Former Easington Lane Primary School		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?	
Present Land Use: Vacant Adjacent Uses: Housing		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> 100 Urban fringe? <input type="checkbox"/>		Impact <input type="checkbox"/> No impact <input type="checkbox"/>		Impact <input type="checkbox"/> No impact <input type="checkbox"/>	
Site Photos 				Designations Map 				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
Site Photos 				Key Designations: UDP L7 School playing fields				Cumulative Impact • Within Critical Drainage Area					
Adjacent Designations: • Residential				Biodiversity				No significant issues identified.					
Category 1: Significant Constraints				Category 1: Significant Constraints				Category 1: Significant Constraints					
Grade I Agricultural Land				Adverse impact on European sites (SPA) or Special Area of Conservation (SAC)				Adverse impact on European sites (SPA) or Special Area of Conservation (SAC)					
Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)				Adverse impact on Site of Special Scientific Interest (SSSI)					
Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)				Adverse impact on Local Nature Reserve (LNR)					
Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?				Are there any known European protected species/habitats on or adjacent to the site?					
Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Wildlife Site (LWS)					
Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)				Adverse impact on Local Geodiversity Site (LGS)					
				Are there any known UK protected species/habitats on or adjacent to the site?				Are there any known UK protected species/habitats on or adjacent to the site?					
				Wildlife Corridor				Wildlife Corridor					
				Would the development of the site impact upon the connectivity of habitats?				Would the development of the site impact upon the connectivity of habitats?					
				No.				No.					
Zero/Low Impact - no or minimal mitigation required				Zero/Low Impact - no or minimal mitigation required				Zero/Low Impact - no or minimal mitigation required					
Medium Impact - mitigation required				Medium Impact - mitigation required				Medium Impact - mitigation required					
High Impact - significant mitigation required				High Impact - significant mitigation required				High Impact - significant mitigation required					

Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.			
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
Flooding			Infrastructure and Services						
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Lies within a Critical Drainage Area and Source Protection Zone. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation?		Access is via site 146 which in turn is accessed by Cotherstone Court.			
				Is there water and sewerage capacity for site requirements?					
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	Zero/Low Impact - no or minimal mitigation required	✓	Within accessible location.		Zero/Low Impact - no or minimal mitigation required	✓		
				Medium Impact - mitigation required	What is considered suitable on the site?			Residential	
				High Impact – significant mitigation required	How many homes could be provided?				30
				High Impact – significant mitigation required	How many jobs could the site provide for?				26dppa
Ground Conditions & Contamination				Suitability and Deliverability					
Site Topography	Predominantly Flat	✓	No significant issues identified.						
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	✓	Zero/Low Impact - no or minimal mitigation required	✓	Site Appraisal Conclusion					
				HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Potentially suitable for residential development.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓	Site is considered suitable for development						


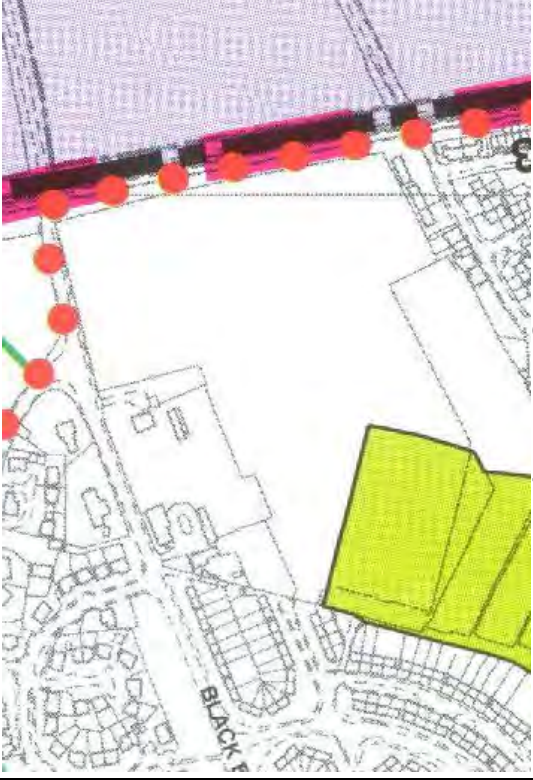

SLR Ref: SHLAA Ref: 87		Site Area: 0.30ha		Site Location: Former Dubmire Primary School.		Is the site in the Green Belt?		Brownfield %		Greenfield %		0							
Present Land Use: Amenity greenspace Adjacent Uses: Shops and housing.		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> 100		Greenfield? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>							
Site Photos 				Designations Map 				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.				Impact <input type="checkbox"/>		No impact <input type="checkbox"/>					
Key Designations: UDP HA8.3 Educational purposes				Adjacent Designations: • Commercial • Residential				Cumulative Impact • Within Critical Drainage Area • Local Road Network • School capacity				No significant issues identified.							
Landscape and Townscape				Biodiversity				No significant issues identified.											
Category 1: Significant Constraints		Grade 1 Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites (SPA) or Special Area of Conservation (SAC)		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Geodiversity Site (LGS)							
		Ancient Woodland				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?							
Category 2: Constraints		Area of High Landscape Value or Significance				Are there any known European protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		No.							
		Tree Preservation Order (TPO)				Adverse impact on Local Wildlife Site (LWS)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required							
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required							
		Area of Significant Historic Landscape				Adverse impact on Site of Special Scientific Interest (SSSI)				Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required							
				No significant issues identified.				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			






Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Currently provides amenity greenspace.		
						Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.				
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.	Work on going to resolve access issues. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.				
			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			Medium Impact - mitigation required	High Impact – significant mitigation required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			High Impact – significant mitigation required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ground Conditions & Contamination			Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	What is considered suitable on the site? Residential				
			How many homes could be provided? 15				
			How many jobs could the site provide for? 500ppha				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Site Appraisal Conclusion Potentially suitable for residential development.				
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Site Appraisal Conclusion Potentially suitable for residential development.			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		



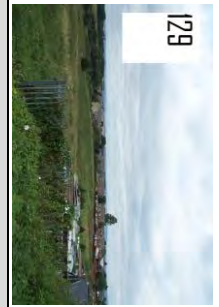
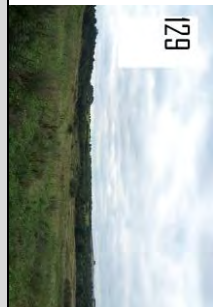
Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Lies alongside a Public Right of Way and Green Infrastructure corridor.	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			
									Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Flooding				Infrastructure and Services							
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest centre at Shiney Row.	Access from Hunters Street	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required				
								Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ground Conditions & Contamination				Suitability and Deliverability							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 21 45dpha	<input checked="" type="checkbox"/>	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development				
								Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
								Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site Appraisal Conclusion Suitable for residential development.											

Historic Environment and Culture				Green Infrastructure									
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? The site lies adjacent to the alignment of the Hetton Colliery Railway.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site provides informal open space (once provided areas of formalised open space). Adjoins two green infrastructure corridors (east-west and north-south).									
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Yes, in part.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required				
Flooding				Infrastructure and Services									
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and includes a pocket of 1:100 incidence surface water flooding. Medium incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest facilities are at Houghton or Hetton town centres.	New access road from Houghton Road required with improvements. The Hetton Downs and North Road area places further pressure on local school capacity to the north and the Hetton area.									
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 148 Soddpha How many jobs could the site provide for? Site Appraisal Conclusion Planning permission in place for residential development.	Site is considered suitable for development	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required				
Ground Conditions & Contamination				Site Appraisal Conclusion									
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered suitable for development	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Site is considered suitable for development	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required				



Historic Environment and Culture				Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.						
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor			
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Lies within a Critical Drainage Area. Evidence of 1:100 incidence surface water flooding on private grounds. Low incidence potential of groundwater flooding.		Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Limited access to some local facilities.			Existing access to be improved to serve site				
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓ ✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 14 13dpha How many jobs could the site provide for?			Zero/Low Impact - no or minimal mitigation required				
					Ground Conditions & Contamination Site Predominantly Flat ✓ Gentle Slope Undulating Steep Slope			No significant issues identified.			Medium Impact - mitigation required	
					Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Site Appraisal Conclusion The site outside of the Green Belt is considered suitable for residential development. Exceptional circumstances would need to be established by an applicant to enable Green Belt development (or boundary alteration through review of the Local Plan).			High Impact – significant mitigation required	
					Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Zero/Low Impact - no or minimal mitigation required			High Impact – significant mitigation required	
			Medium Impact - mitigation required			Site is considered suitable for development 		Site is not considered suitable for development 				

SLR Ref: SHLAA Ref: 128	Site Area: 5.50ha	Site Location: Land north of Black Boy Road	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Brownfield %	0	Greenfield %	100	
Present Land Use: Pasture Adjacent Uses: Housing	Site Photos	Site appraised for: Residential	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Urban?	<input checked="" type="checkbox"/>	Urban fringe?		Open countryside?
					<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>				
		<p>Key Designations:</p> <ul style="list-style-type: none"> UDP EN10 White land L1/7/9 Open space 	<p>Adjacent Designations:</p> <ul style="list-style-type: none"> Residential Agriculture Allotments 	<p>Cumulative Impact</p> <ul style="list-style-type: none"> Biodiversity / SSSI proximity Within Critical Drainage Area Local Road Network School capacity 	<p>Forms part of a wildlife corridor, with evidence of barn owls. Water body present/priority habitats on site. Increased impact to Rainion Meadows LWS.</p>				
<p>Landscape and Townscape</p>		<p>No significant issues identified. Agricultural land is Grade 3B or lower.</p>		<p>Biodiversity</p>					
<p>Category 1: Significant Constraints</p>	Grade I Agricultural Land				<p>Category 1: Significant Constraints</p> <p>Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site?</p>				
	Ancient Woodland								
<p>Category 2: Constraints</p>	Area of High Landscape Value or Significance				<p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p>				
	Tree Preservation Order (TPO)								
	Grade 2 or 3a Agricultural Land				<p>Category 2: Constraints</p>				
	Area of Significant Historic Landscape				<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>Yes</p>				
			<p>Zero/Low Impact - no or minimal mitigation required</p>	<p>Medium Impact - mitigation required</p>		<p>High Impact - significant mitigation required</p>			



Historic Environment and Culture				Green Infrastructure										
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Forms natural greenspace.								
								Category 2: Constraints Grade II listed Building/Structure Conservation Area		Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	<input checked="" type="checkbox"/>			
													Archaeological Site (Known & potential)	
			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required						
Flooding				Infrastructure and Services										
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Lies within a Critical Drainage Area and includes 1:30 incidence surface water flooding issues. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Local facilities in Fence Houses / Dubnirre.		Access from Black Boy Road with junction improvements to Front Street junction. The Newbottle, Dubnirre and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.								
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required 		
Category 2: Constraints Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>													
Ground Conditions & Contamination														
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.		Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 108 30dpha		Site Appraisal Conclusion Site suitable for residential development if significant issues can be overcome.							
								Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required	Site is considered suitable for development 	Site is considered potentially suitable for development	Site is not considered suitable for development
								Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)						

SLR Ref: SHLAA Ref: 129		Site Area: 6.49ha		Site Location: Land to the rear of Hetton Moor House		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100									
Present Land Use: Natural greenspace Adjacent Uses: Housing and greenspace				Site appraised for: Residential				Is the site in a Settlement Break?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact									
Site Photos 				Designations Map 				Cumulative Impact <ul style="list-style-type: none"> Biodiversity / SSSI proximity Within Critical Drainage Area Local Road Network 				1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>		<input type="checkbox"/>		2. Safeguard the countryside from further encroachment?		<input type="checkbox"/>		<input type="checkbox"/>					
129 				129 				Key Designations: UDP EN10 White land CN15 Great North Forest				Adjacent Designations: <ul style="list-style-type: none"> Residential Pasture Allotments 				3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?		<input type="checkbox"/>		<input type="checkbox"/>		4. Preserve the special & separate characteristics of historic settlements?		<input type="checkbox"/>		<input type="checkbox"/>	
Landscape and Townscape				Category 1: Significant Constraints				Biodiversity				5. Assist in the regeneration of the urban area?		<input type="checkbox"/>		<input type="checkbox"/>		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.									
				Grade I Agricultural Land				Category 1: Significant Constraints				Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]															
				Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)																			
Category 2: Constraints				Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)																			
				Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?				<input checked="" type="checkbox"/>															
				Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)																			
				?				Adverse impact on Local Geodiversity Site (LGS)																			
				Area of Significant Historic Landscape				Are there any known UK protected species/habitats on or adjacent to the site?				<input checked="" type="checkbox"/>															
								Wildlife Corridor				<input checked="" type="checkbox"/>															
								Would the development of the site impact upon the connectivity of habitats?				Yes															
				Zero/Low Impact - no or minimal mitigation required				Zero/Low Impact - no or minimal mitigation required																			
				Medium Impact - mitigation required				Medium Impact - mitigation required																			
				High Impact - significant mitigation required				High Impact - significant mitigation required																			
								Forms part of a wildlife corridor. Site has proximity to ponds and contains priority habitats and species. Site has been subject to Woodland trust grant for tree planting.																			


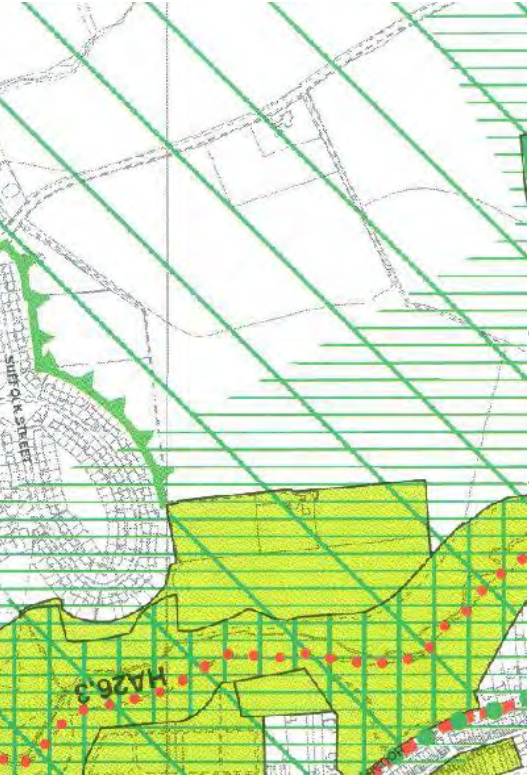
Historic Environment and Culture				Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Currently provides natural greenspace, and contains a Public Right of Way.						
								Category 2: Constraints Grade II listed Building/Structure Conservation Area		Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	<input checked="" type="checkbox"/>	
												Archaeological Site (Known & potential)
Flooding			Infrastructure and Services									
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Lies within a Critical Drainage Area and Source Protection Zone, and includes 1:30 incidence surface water flooding. High incidence potential of groundwater flooding.	<input checked="" type="checkbox"/>	Is there road capacity for site traffic generation?		No access, would have to drive through current residential area. Limited accessibility.	<input checked="" type="checkbox"/>					
				Is there water and sewerage capacity for site requirements?								
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required	<input checked="" type="checkbox"/>	Is there education/community/health facility capacity for site requirements?		Zero/Low Impact - no or minimal mitigation required	<input checked="" type="checkbox"/>					
				What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Limited accessibility to local facilities.							
				Suitability and Deliverability				What is considered suitable on the site?	117	24dpha		
				Site Topography				Predominantly Flat	<input checked="" type="checkbox"/>	No significant issues identified.		
				Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Zero/Low Impact - no or minimal mitigation required	<input checked="" type="checkbox"/>	Medium Impact - mitigation required	High Impact - significant mitigation required	Not considered suitable for residential development, due to significant access, hydrology and biodiversity concerns.
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Medium Impact - mitigation required	<input checked="" type="checkbox"/>	Site Appraisal Conclusion			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			

SLR Ref: SHLAA Ref: 130	Site Area: 3.75ha	Site Location: Land adjacent to Elemore Golf Club		Is the site in the Green Belt?		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	
Present Land Use: Natural greenspace Adjacent Uses: Housing / golf course	Site Photos 		Site appraised for: Residential	Is the site in a Settlement Break?		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>				
	Designations Map 		Key Designations: UDP EN10 White land CN15 Great North Forest	Adjacent Designations: <ul style="list-style-type: none"> Residential Pasture Golf course Bridleway 	Cumulative Impact <ul style="list-style-type: none"> Biodiversity / SSSI proximity Within Critical Drainage Area Local Road Network 	Would development on this site impact upon the five purposes of the Green Belt? 2. Safeguard the countryside from further encroachment? <input type="checkbox"/>						
							3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/>					
							4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>					
							5. Assist in the regeneration of the urban area? <input type="checkbox"/>					
Landscape and Townscape							Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. <input type="checkbox"/>					
Category 1: Significant Constraints	Grade I Agricultural Land		Forms part of the Moorsley Magnesian Limestone Escarpment area, which is considered to be of higher landscape quality. Agricultural land quality not known.		Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] <input type="checkbox"/>					
	Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI) <input type="checkbox"/>					
Category 2: Constraints	Area of High Landscape Value or Significance	<input checked="" type="checkbox"/>					Adverse impact on Local Nature Reserve (LNR) <input type="checkbox"/>					
	Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>					
	Grade 2 or 3a Agricultural Land	?			Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS) <input checked="" type="checkbox"/>					
	Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/>					
							Are there any known UK protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>					
							Wildlife Corridor <input checked="" type="checkbox"/>					
							Would the development of the site impact upon the connectivity of habitats? Yes <input type="checkbox"/>					
							Would the development of the site impact upon the connectivity of habitats? Yes <input type="checkbox"/>					
							Zero/Low Impact - no or minimal mitigation required <input type="checkbox"/>					
							Medium Impact - mitigation required <input type="checkbox"/>					
							High Impact - significant mitigation required <input checked="" type="checkbox"/>					



Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Impact on local archaeological designations.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Site forms part of a Green Infrastructure corridor, providing natural greenspace and a Public Right of Way.	
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)			Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor			Zero/Low Impact - no or minimal mitigation required	
Flooding				Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Lies within a Critical Drainage Area and Source Protection Zone and includes 1:30 incidence surface water flooding. High incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Limited accessibility.			Access issues potentially overcome as access to site from Lambton Drive now agreed with land owner. Limited accessibility.	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		Zero/Low Impact - no or minimal mitigation required	
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?			Site is considered suitable for development	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		Site is considered suitable for development	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		Site is not considered suitable for development	
Site Appraisal Conclusion				Site Appraisal Conclusion				
				Not considered suitable for residential development due to hydrology, accessibility and biodiversity concerns.				



SLR Ref: SHLAA Ref: 134		Site Area: 0.78ha		Site Location: Former football pitch, Colliery Lane, Hetton Lyons		YES <input type="checkbox"/>		Brownfield % 0		Greenfield % 100			
Present Land Use: Amenity greenspace Adjacent Uses: Employment land, cricket, housing		Site appraised for: Residential		Is the site in the Green Belt?		NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>			
Site Photos 				Designations Map 				YES <input type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>	
Key Designations: UDP HAA.10 Housing				Adjacent Designations:				NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>	
<ul style="list-style-type: none"> • Employment land • Residential • Pasture • Cricket field 				Cumulative Impact				NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>	
<ul style="list-style-type: none"> • Within Critical Drainage Area 				Biodiversity				NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>	
Landscape and Townscape				Category 1: Significant Constraints				NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>	
Grade I Agricultural Land				Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]				NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>	
Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)				NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>	
Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)				NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>	
Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?				NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>	
Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)				NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>	
Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)				NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>	
Category 2: Constraints				Adverse impact on Local Wildlife Site (LWS)				NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>	
Tree Preservation Order (TPO)				Adverse impact on Local Geodiversity Site (LGS)				NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>	
Grade 2 or 3a Agricultural Land				Are there any known UK protected species/habitats on or adjacent to the site?				NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>	
Area of Significant Historic Landscape				Wildlife Corridor				NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>	
No significant issues identified.				Would the development of the site impact upon the connectivity of habitats?				NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>	
Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>	
High Impact - significant mitigation required				In vicinity of ponds and water voles. Increased recreational impact on Local Wildlife Site.				NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>	



Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Existing amenity greenspace, scope to create green infrastructure link north-south.	
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Lies within a Critical Drainage Area and Source Protection Zone. High incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Hetton town centre.		Access issues from Colliery Lane subject to land ownership issues being resolved	
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	✓	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 20 28dpha		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Potentially suitable for residential development.			

SLR Ref: SHLAA Ref: 138		Site Area: 31.77ha		Site Location: Land at North Road, Hetton-le-Hole		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield % 0 Greenfield % 100	
Present Land Use: Fields and woodland Adjacent Uses: Open countryside, parkland, housing		Site appraised for: Residential		Is the site in the Green Belt? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input type="checkbox"/> Urban fringe? <input checked="" type="checkbox"/> Open countryside? <input type="checkbox"/>			
Site Photos 		Designations Map 		Is the site in a Settlement Break? Settlement Break Separation Though the urban areas of Houghton-le-Spring and Hetton-le-Hole are joined by a narrow ribbon of housing along the A182, the green wedge to the west of this road has nevertheless helped to sustain and retain an impression of separateness and distinctiveness between the two communities. Of prime importance is the need to protect Hetton Bogs LNR and to provide appropriate buffer zone policy. The portion of Settlement Break to the south of Hetton Bogs is wider than to the north, and in these southernmost fields there may be scope for limited development that would still enable a Settlement Break to be retained, though fully safeguarding the habitat and species of Hetton Bogs is of prime importance.		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
Key Designations: UDP EN10 White land L1/7/9 Open space CN6 Settlement Break CN15 Great North Forest CN23 Wildlife corridor		Adjacent Designations: • Parkland • Residential • Site of Special Scientific Interest • Agriculture		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Landscape and Townscape		Quality of agricultural land not known. No significant issues identified on site, but adjacent to ancient woodland.		Biodiversity		Cumulative Impact • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network • School capacity			
Category 1: Significant Constraints		Grade 1 Agricultural Land Ancient Woodland		Category 1: Significant Constraints		Adverse impact on European sites (Ramgar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		The entire area has close proximity to Hetton Bogs, which has European and UK species/habitat protection in relation to ponds, Great Crested Newts, water voles, bat roosts and evidence of barn owls. The Hetton Burn provides an important wildlife corridor, with links to Hetton Park, Rough Dene Burn, Rainton Bridge and East Rainton.	
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land ?		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site?		Zero/Low Impact - no or minimal mitigation required	
Area of Significant Historic Landscape				Would the development of the site impact upon the connectivity of habitats? Yes, very sensitive development would be necessary / considerable mitigation, which would also require minimising impact of footfall and domestic pets to the most sensitive areas, if feasible.		Medium Impact - mitigation required		High Impact - significant mitigation required	



Historic Environment and Culture				Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site would have a considerable impact on the Green Infrastructure corridor and on natural greenspace.					
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required			
								<input checked="" type="checkbox"/>	Medium Impact - mitigation required	High Impact – significant mitigation required
Flooding				Infrastructure and Services						
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The whole site falls within a Critical Drainage Area, and is subject in places to 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Limited accessibility to local facilities (Hetton town centre).	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Access issues with a need for infrastructure provision. The Hetton Downs and North Road area places further pressure on local school capacity to the north and the Hetton area.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required			
Ground Conditions & Contamination										
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	The site lies within a Coal Referral Area.	Site Appraisal Conclusion Outline application for residential in 2014, though significant issues will need to be resolved. Application was delayed due to S106 issues.	What is considered suitable on the site? Residential How many homes could be provided? 200 How many jobs could the site provide for? 14dpha	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Site is considered suitable for development			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 1: Significant Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Site is considered potentially suitable for development			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Site is not considered suitable for development			


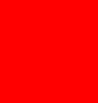



SLR Ref: SHLAA Ref: 139		Site Area: 10.40ha		Site Location: South Lodge Farm		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Brownfield % <input type="checkbox"/> Urban?		<input type="checkbox"/> 0 <input type="checkbox"/> Urban fringe?		<input type="checkbox"/> Greenfield % <input checked="" type="checkbox"/> ✓		<input type="checkbox"/> 100 <input type="checkbox"/> Open countryside?		<input type="checkbox"/> Impact <input type="checkbox"/> No impact									
Present Land Use: Agriculture Adjacent Uses: Agriculture and housing				Site appraised for: Residential		Is the site in a Settlement Break? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Is the site in the Green Belt? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact											
Site Photos 				Designations Map 				Settlement Break Separation The principle aim of the Settlement Break has worked. The Settlement Break has helped to retain East Rainton's distinct character, and has also stopped Rainton Bridge and Hetton-le-Hole from sprawling (in terms of development), focusing new development within the existing urban boundary wherever feasible. The central and eastern parts of the Settlement Break should be fully maintained as they form an important wildlife corridor, providing both a continuous wetland and a woodland corridor north-south, linking to Hetton Bogs. North Road provides a strong boundary to development at Park Estate.																	
Key Designations: UDP EN10 White land CN6 Settlement Break CN15 Great North Forest				Adjacent Designations: <ul style="list-style-type: none"> • Residential • Agriculture • School 				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Cumulative Impact <ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network 											
Landscape and Townscape Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land				The southernmost portion of the site is classed as Grade 3A agricultural land.				Category 1: Significant Constraints Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] <input type="checkbox"/>		Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) <input checked="" type="checkbox"/>		Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/>		Adverse impact on Local Geodiversity Site (LGS) <input checked="" type="checkbox"/>		Adverse impact on Local Wildlife Site (LWS) <input checked="" type="checkbox"/>		Are there any known UK protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>		Are there any known European protected species/habitats on or adjacent to the site? <input type="checkbox"/>		Adverse impact on Local Nature Reserve (LNR) <input checked="" type="checkbox"/>		Part of a wildlife corridor with evidence of priority species on or in vicinity of site, especially beside the stream. Sited in proximity of a SSSI/LNR. <input type="checkbox"/>	
Area of Significant Historic Landscape				<input checked="" type="checkbox"/>				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					
Would the development of the site impact upon the connectivity of habitats?				Yes				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					




Historic Environment and Culture				Green Infrastructure										
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Forms a major part of a Green Infrastructure corridor north-south linking Hetton Bogs with the open countryside of the Magnesian Limestone Escarpment.	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required						
	Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)													
	Flooding								Infrastructure and Services					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The western boundary of the site is a flood zone (including 1:30 incidence surface water flooding), and the area as a whole falls within a Critical Drainage Area. Medium incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			There are access issues and would require funding from the developer.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required					
	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Suitability and Deliverability										
Ground Conditions & Contamination				Site Appraisal Conclusion										
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Gradient issues identified with the site.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development						
	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Not considered suitable for residential development due to impact on Settlement Break and open countryside, as well as access, hydrology and biodiversity concerns.										
	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			156	20dpha									


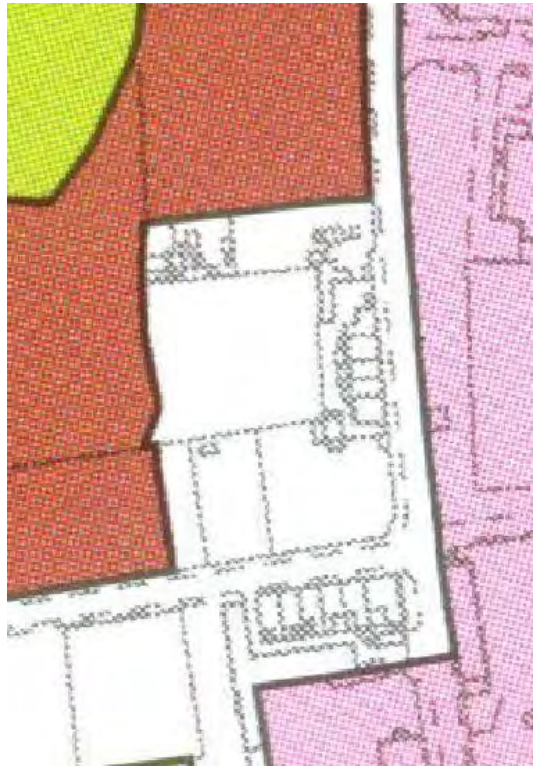

SLR Ref: SHLAA Ref: 140		Site Area: 4.10ha		Site Location: Land off Hazard Lane, Hetton-le-Hole		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield % 0		Greenfield % 100					
Present Land Use: Pasture, open countryside		Adjacent Uses: School, woodland, fields		Site appraised for: Residential		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban?		Open countryside?					
Site Photos 				Designations Map 				Is the site in a Settlement Break?		Would development on this site impact upon the five purposes of the Green Belt?		Impact			
				Key Designations: UDP EN10 White land CN15 Great North Forest CN23 Wildlife Corridor HA28.2 Hetton Bypass				Cumulative Impact • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network				1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>			
				Adjacent Designations: • School • Agriculture				Category 1: Significant Constraints		2. Safeguard the countryside from further encroachment? <input type="checkbox"/>		No impact			
Landscape and Townscape				Biodiversity				Category 2: Constraints		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/>		<input type="checkbox"/>			
Category 1: Significant Constraints		Grade I Agricultural Land		Lies within a wildlife corridor, acting as a buffer for the stream. Evidence of priority species on or in vicinity of site.				Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>		<input type="checkbox"/>			
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)		5. Assist in the regeneration of the urban area? <input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?							
		Grade 2 or 3a Agricultural Land		Are there any known UK protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)			
		Area of Significant Historic Landscape		Wildlife Corridor		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)			
				Would the development of the site impact upon the connectivity of habitats?		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)			
				Yes, it would impact upon the wildlife corridor.		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)			
				Zero/Low Impact - no or minimal mitigation required		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)			
				Medium Impact - mitigation required		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)			
				High Impact - significant mitigation required		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)			

Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site partly forms natural greenspace and is part of a Green Infrastructure corridor.					
								Category 2: Constraints Grade II listed Building/Structure Conservation Area		Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	<input checked="" type="checkbox"/>
Flooding			Infrastructure and Services								
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input checked="" type="checkbox"/>	The northwest corner of the site falls within a functional floodplain, and 1:30 incidence surface water flooding lies alongside the small stream that continues along the site's western edge. The site lies within a Critical Drainage Area. Medium incidence potential of groundwater flooding.	<input checked="" type="checkbox"/>	Is there road capacity for site traffic generation?		There are access issues which will require funding from the developer. Accessibility issues.	<input checked="" type="checkbox"/>				
				Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	<input checked="" type="checkbox"/>			Is there water and sewerage capacity for site requirements?		Is there education/community/health facility capacity for site requirements?	
Ground Conditions & Contamination	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<input checked="" type="checkbox"/>	Limited accessibility to local facilities (Hetton town centre).				
	Surface Water Flooding – % of land within 1 in 30 incidence (high)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
	Critical Drainage Area	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
Site Topography	Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.								
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	<input checked="" type="checkbox"/>	Not considered suitable for residential development due to access/ impact on open countryside, hydrology, biodiversity, agricultural land quality and road access issues.					
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site is considered suitable for development					
Site Appraisal Conclusion				What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	77 25dpha	Site is considered potentially suitable for development	Site is not considered suitable for development				




SLR Ref: SHLAA Ref: 141		Site Area: 0.65ha		Site Location: Land to east of Lyons Avenue		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield % 0 Greenfield % 100					
Present Land Use: Allotments Adjacent Uses: Housing, natural greenspace				Site appraised for: Residential				Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.			
Site Photos 				Designations Map 				Cumulative Impact • Within Critical Drainage Area							
Key Designations: UDP EN10 White land L1/7/9 Open space				Adjacent Designations: • Residential • Pasture											
Landscape and Townscape				Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land Ancient Woodland		No significant issues identified.											
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Lies within a wildlife corridor, with evidence of water voles and barn owls on or in vicinity of site. Potential recreational impact on LWS.			
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
				<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>					

Historic Environment and Culture				Green Infrastructure											
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Existing allotments, form part of a Green infrastructure corridor linking north-south from Hetton Lyons to Easington Lane.									
								Category 2: Constraints Grade II listed Building/Structure Conservation Area		Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment					
												Archaeological Site (Known & potential)		Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>
Zero/Low Impact - no or minimal mitigation required 			Medium Impact - mitigation required		High Impact - significant mitigation required 										
Flooding				Infrastructure and Services											
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Lies within a Critical Drainage Area and Source Protection Zone, with evidence of 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Hetton town centre.		Access from Lyons Avenue									
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact - significant mitigation required			
Ground Conditions & Contamination				Suitability and Deliverability											
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 25 42dpha										
								Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required	Potentially suitable for residential development.	Site is considered suitable for development	Site is considered potentially suitable for development 	Site is not considered suitable for development



SLR Ref: SHLAA Ref: 142		Site Area: 1.29ha		Site Location: Former Chilton Moor Cricket Club		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100							
Present Land Use: Natural greenspace and nursery Adjacent Uses: Housing				Site appraised for: Residential				Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban?		Urban fringe?		Open countryside?							
								Cumulative Impact		<ul style="list-style-type: none"> • Within Critical Drainage Area • Local Road Network • School capacity 		<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		Impact		No impact					
				<p>Key Designations: UDP L1/7/9 Open space</p> <p>Adjacent Designations:</p> <ul style="list-style-type: none"> • Residential • Commercial 				<p>Category 1: Significant Constraints</p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</p>		<p>Category 1: Significant Constraints</p> <p>Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site?</p>		<p>Category 1: Significant Constraints</p> <p>Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site?</p>		<p>Category 2: Constraints</p> <p>Area of High Landscape Value or Significance</p> <p>Tree Preservation Order (TPO)</p> <p>Grade 2 or 3a Agricultural Land</p>		<p>Category 2: Constraints</p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p>		<p>Category 2: Constraints</p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p>		<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>No.</p>		<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>No.</p>	
<p>Landscape and Townscape</p> <p>Category 1: Significant Constraints</p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</p>				<p>No significant issues identified.</p>				<p>Biodiversity</p> <p>Category 1: Significant Constraints</p> <p>Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site?</p>		<p>No significant issues identified.</p>		<p>Zero/Low Impact - no or minimal mitigation required</p>		<p>Medium Impact - mitigation required</p>		<p>High Impact - significant mitigation required</p>							
<p>Category 2: Constraints</p> <p>Area of High Landscape Value or Significance</p> <p>Tree Preservation Order (TPO)</p> <p>Grade 2 or 3a Agricultural Land</p>				<p>Area of Significant Historic Landscape</p>				<p>Zero/Low Impact - no or minimal mitigation required</p>		<p>Medium Impact - mitigation required</p>		<p>High Impact - significant mitigation required</p>											

SLR Ref: SHLAA Ref: 143		Site Area: 0.61ha		Site Location: Lyons Cottages – land to the rear		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0					
Present Land Use: Housing and allotments Adjacent Uses: Employment and housing				Site appraised for: Residential				Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Site Photos 				Designations Map 				Key Designations: UDP EN10 White land				Adjacent Designations: • Employment land • Pasture • Residential									
Landscape and Townscape 				No significant issues identified.				Cumulative Impact • Within Critical Drainage Area													
Category 1: Significant Constraints		Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? ✓				Proximity to ponds, priority species and LWS.											
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? ✓ Wildlife Corridor		No.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required							
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required ✓						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required ✓		High Impact – significant mitigation required							



Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Allotments to the rear of properties.	
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Lies within a Critical Drainage Area and Source Protection Zone. High incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities are in Hetton town centre.			
				Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	✓	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?			
				Residential 25 46dpha			
				Site Appraisal Conclusion Potentially suitable for residential development.			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	✓	Site is considered suitable for development			
				Site is considered potentially suitable for development			
				Site is not considered suitable for development			
				Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			

SLR Ref: SHLAA Ref: 144	Site Area: 9.29ha	Site Location: Land at Coaley Lane (Russell Foster football pitches)		YES <input type="checkbox"/>	NO <input checked="checked" type="checkbox"/>	Brownfield % Urban?	0	Greenfield % Urban fringe?	100	Open countryside?
Present Land Use: Junior football pitches Adjacent Uses: Woodland, agriculture, housing		Site appraised for: Residential		Is the site in the Green Belt?	YES <input checked="checked" type="checkbox"/>			<input checked="checked" type="checkbox"/>		
				Settlement Break Separation This site forms part of a Settlement Break that seeks to keep separate Success, Newbottle and Burnside/Sunniside. It forms an important Green Infrastructure junction to the Moors Burn, and routes leading to Herrington Burn, Philadelphia and Houghton town centre. These fields were known as "the moor" and are historically linked to the old English village of Newbottle.	Is the site in a Settlement Break?	YES <input checked="checked" type="checkbox"/>				
		Key Designations: UDP EN10 White land CN6 Settlement Break CN15 Great North Forest	Adjacent Designations:	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required <input checked="checked" type="checkbox"/>	Cumulative Impact	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required <input checked="checked" type="checkbox"/>
Landscape and Townscape			Category 1: Significant Constraints	No significant issues identified (but see historic environment, below).						
			Grade 1 Agricultural Land							
			Ancient Woodland							
Category 2: Constraints			Area of High Landscape Value or Significance							
			Tree Preservation Order (TPO)							
			Grade 2 or 3a Agricultural Land							
			Area of Significant Historic Landscape							
			Zero/Low Impact - no or minimal mitigation required <input checked="checked" type="checkbox"/>							
			Medium Impact - mitigation required							
			High Impact - significant mitigation required							
			Would the development of the site impact upon the connectivity of habitats?							
			Yes <input checked="checked" type="checkbox"/>							
			Zero/Low Impact - no or minimal mitigation required <input checked="checked" type="checkbox"/>							
			Medium Impact - mitigation required							
			High Impact - significant mitigation required <input checked="checked" type="checkbox"/>							
Biodiversity			Category 1: Significant Constraints	Adverse impact on European sites (Ramgar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	Medium Impact - mitigation required	High Impact - significant mitigation required <input checked="checked" type="checkbox"/>	Forms part of a wildlife corridor linking towards Houghton, Philadelphia and Shiny Row. Evidence of priority species adjacent to site. Site includes grant-aided woodland. Impact to nearby proposed LWS.			
				Adverse impact on Site of Special Scientific Interest (SSSI)						
				Adverse impact on Local Nature Reserve (LNR)						
				Are there any known European protected species/habitats on or adjacent to the site?						
			Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)	Medium Impact - mitigation required	High Impact - significant mitigation required <input checked="checked" type="checkbox"/>				
				Adverse impact on Local Geodiversity Site (LGS)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required				
				Are there any known UK protected species/habitats on or adjacent to the site?	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required				
				Wildlife Corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required <input checked="checked" type="checkbox"/>			



Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? The fields form the backdrop to the Newbottle Conservation Area (hilltop settlement).	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Provides a hub for mini-league football pitches, together with natural greenspace to the north, and a Public Right of Way. Forms an essential part of a Green Infrastructure corridor linking Philadelphia and Houghton. Development here would effectively close the link to Houghton.
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Lies within a Critical Drainage Area and is affected in places by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities are in Houghton town centre.			Access from Staddon Way. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			Lies within a Coal Referral Area.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?		63 9dpha	
Site Appraisal Conclusion				Site Appraisal Conclusion			
				Not considered suitable for residential development due to the fundamental impact on Settlement Break land, on Green Infrastructure and wildlife corridors, loss of sports fields and hydrology issues.			
				Site is considered suitable for residential development due to the fundamental impact on Settlement Break land, on Green Infrastructure and wildlife corridors, loss of sports fields and hydrology issues.			
				Site is considered potentially suitable for development			
				Site is not considered suitable for development			

SLR Ref: SHLAA Ref: 146	Site Area: 1.68ha	Site Location: Former Easington Lane Primary School site.		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	100	Greenfield %	0																												
Present Land Use: Informal greenspace Adjacent Uses: Housing	Site Photos 	Site appraised for: Residential	Designations Map 	Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bourmooor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																											
Key Designations: UDP L7 School playing fields	Adjacent Designations: • Residential	Cumulative Impact • Within Critical Drainage Area																																			
Landscape and Townscape				Biodiversity																																	
Category 1: Significant Constraints	Grade I Agricultural Land Ancient Woodland	No significant issues identified.																																			
Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape	<table border="1"> <tr> <td>Category 1: Significant Constraints</td> <td>Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Site of Special Scientific Interest (SSSI)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Nature Reserve (LNR)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known European protected species/habitats on or adjacent to the site?</td> <td></td> </tr> <tr> <td>Category 2: Constraints</td> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Geodiversity Site (LGS)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known UK protected species/habitats on or adjacent to the site?</td> <td></td> </tr> <tr> <td></td> <td>Wildlife Corridor</td> <td></td> </tr> <tr> <td></td> <td>Would the development of the site impact upon the connectivity of habitats?</td> <td>No.</td> </tr> </table>									Category 1: Significant Constraints	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]			Adverse impact on Site of Special Scientific Interest (SSSI)			Adverse impact on Local Nature Reserve (LNR)			Are there any known European protected species/habitats on or adjacent to the site?		Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Are there any known UK protected species/habitats on or adjacent to the site?			Wildlife Corridor			Would the development of the site impact upon the connectivity of habitats?	No.
Category 1: Significant Constraints	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]																																				
	Adverse impact on Site of Special Scientific Interest (SSSI)																																				
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	Wildlife Corridor																																				
	Would the development of the site impact upon the connectivity of habitats?	No.																																			
		<table border="1"> <tr> <td>Zero/Low Impact - no or minimal mitigation required</td> <td>Medium Impact - mitigation required</td> <td>High Impact - significant mitigation required</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>									Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																					
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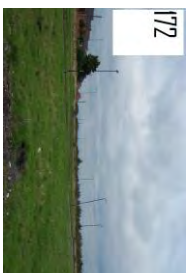

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.		
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.			Access should be via the now completed Cotherstone Court	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓ ✓ ✓	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	✓ ✓	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 40 26dpha How many jobs could the site provide for? Site Appraisal Conclusion Potentially suitable for residential development.		Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development
					Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Category 1: Significant Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			✓ ✓	

SLR Ref: SHLAA Ref: 149	Site Area: 1.58ha	Site Location: Land to the back of Aster Terrace		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	Open countryside?	Impact	No impact
Present Land Use: Amenity open space Adjacent Uses: Open space, housing	Site Photos 		Site appraised for: Residential	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Designations Map 			Key Designations: UDP HA4.4 Housing site	Adjacent Designations: <ul style="list-style-type: none">HousingNatural greenspaceFormer mineral line	Cumulative Impact <ul style="list-style-type: none">Within Critical Drainage Area	Lies adjacent to a wildlife corridor and proposed LWS, with evidence of priority species/habitats on or in vicinity of site.						High Impact - significant mitigation required
Landscape and Townscape												
Category 1: Significant Constraints		Grade 1 Agricultural Land	No significant issues identified									
		Ancient Woodland										
Category 2: Constraints		Area of High Landscape Value or Significance										
		Tree Preservation Order (TPO)										
		Grade 2 or 3a Agricultural Land										
		Area of Significant Historic Landscape	Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>									
			Medium Impact - mitigation required			High Impact - significant mitigation required			Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>			
Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)	
Category 2: Constraints		Adverse impact on Local Geodiversity Site (LGS)	Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		Yes		Medium Impact - mitigation required <input checked="" type="checkbox"/>	
											High Impact - significant mitigation required	


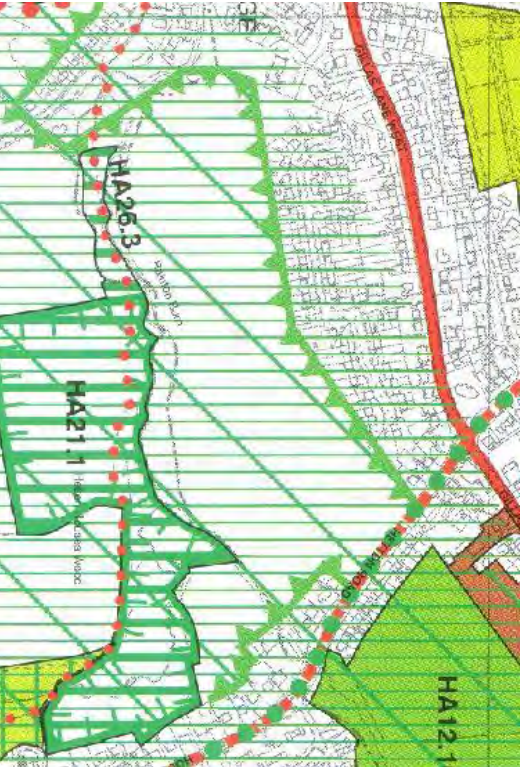
Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? Local archaeological significance	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Linked to a green infrastructure corridor	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/> <input type="checkbox"/>	Lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities are at Shiney Row.	Access from north east corner of plot	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Ground Conditions & Contamination							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 60 43dpha	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion Suitable for residential development.	Suitable for residential development.	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input type="checkbox"/> <input type="checkbox"/>	Medium Impact - mitigation required High Impact – significant mitigation required	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

SLR Ref: SHLAA Ref: 150	Site Area: 0.53ha	Site Location: Land adjacent to Newbottle Primary School		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	50	Greenfield %	50	
Present Land Use: Amenity greenspace Adjacent Uses: Primary school, housing	Site Photos 	Site appraised for: Residential	Designations Map 	Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Key Designations: UDP EN10 White land M5 Eastern limit of shallow Coalfield area		Adjacent Designations: <ul style="list-style-type: none"> Housing Primary School Vacant buildings 		Cumulative Impact <ul style="list-style-type: none"> Within Critical Drainage Area School capacity 						
Landscape and Townscape				Biodiversity						
Category 1: Significant Constraints		Grade 1 Agricultural Land Ancient Woodland		Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		No significant issues identified.		
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor						
Area of Significant Historic Landscape				Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		No.		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		
				Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		No.		Medium Impact - mitigation required <input type="checkbox"/>		
				Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		No.		High Impact - significant mitigation required <input type="checkbox"/>		


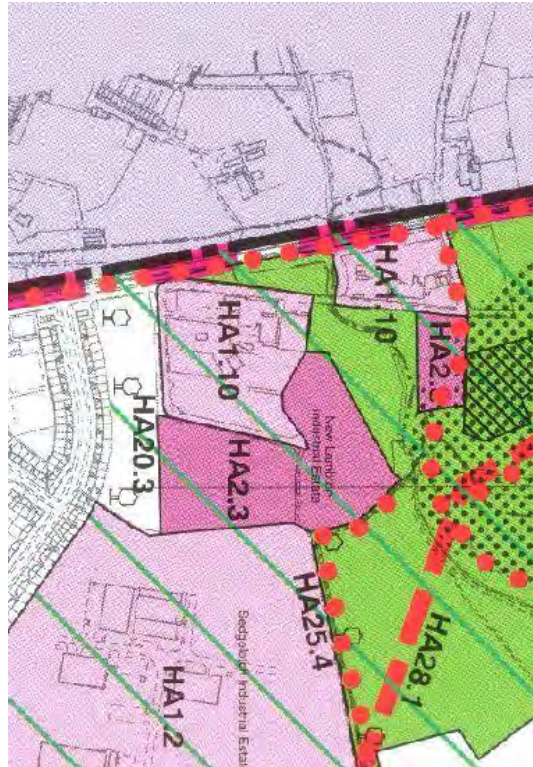
Historic Environment and Culture				Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? The site lies just outside Newbottle Conservation Area and across the road from the grade II listed Cellar Hill House.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Existing amenity greenspace. Linked to a green infrastructure corridor	Category 1: Significant Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>	Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)					
	<input checked="" type="checkbox"/>							Medium Impact - mitigation required	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	<input checked="" type="checkbox"/>											
Flooding												
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Lies within a Critical Drainage Area and Source Protection Zone. Low incidence potential of groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities are at Houghton town centre.	Access from Houghton Road. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	Category 1: Significant Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone					
	<input checked="" type="checkbox"/>							Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
<input checked="" type="checkbox"/>												
Ground Conditions & Contamination												
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 16 33dpha	Site Appraisal Conclusion Suitable for residential development.	<input checked="" type="checkbox"/>	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)					
	<input checked="" type="checkbox"/>							Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
	<input checked="" type="checkbox"/>											
Category 2: Constraints												
Site Appraisal Conclusion Suitable for residential development.				Site Appraisal Conclusion Suitable for residential development.								
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)								

SLR Ref: SHLAA Ref: 172	Site Area: 4.15ha	Site Location: Forest Estate, High Street Easington Lane		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	100	Greenfield %	0	
Present Land Use: Cleared former housing site Adjacent Uses: Housing, Primary school and open space		Site appraised for: Residential		Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmooor? <input type="checkbox"/> <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.				
Site Photos 		Designations Map 		Cumulative Impact <ul style="list-style-type: none"> • Within Critical Drainage Area 						
172 		172 		Key Designations: UDP HA5.2 Housing improvements EN10 White land CNI5 Great North Forest		Adjacent Designations: <ul style="list-style-type: none"> • Housing • Agriculture • Cemetery 				
Landscape and Townscape										
Category 1: Significant Constraints		Grade 1 Agricultural Land		No significant issues identified.						
		Ancient Woodland								
Category 2: Constraints		Area of High Landscape Value or Significance								
		Tree Preservation Order (TPO)								
		Grade 2 or 3a Agricultural Land								
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		
				<input checked="" type="checkbox"/>						
Biodiversity										
Category 1: Significant Constraints		Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Geodiversity Site (LWS)		
		Are there any known European protected species/habitats on or adjacent to the site?								
Category 2: Constraints		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS)		
		Are there any known UK protected species/habitats on or adjacent to the site?								
		Wildlife Corridor								
		Would the development of the site impact upon the connectivity of habitats?								
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		
				<input checked="" type="checkbox"/>						
Evidence of priority species in vicinity of site.										



Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? No	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	A Public Right of Way crosses the site.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Lies within a Critical Drainage Area and Source Protection Zone. Medium incidence potential of groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
Ground Conditions & Contamination			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 120 39dpha How many jobs could the site provide for?	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development

SLR Ref:		Site Area: 13.23ha		Site Location: land at Houghton Road, Rainton		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?							
SHLAA Ref: 181				Bridge		Is the site in a Settlement Break?		0		100									
Present Land Use: Farmland SSSI Wetland Adjacent Uses: Housing woodland, fields, open countryside				Site appraised for: Residential				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input type="checkbox"/>		<input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/>		<input type="checkbox"/> Open countryside? <input type="checkbox"/>					
Site Photos 				Designations Map 				Settlement Break Separation Though the urban areas of Houghton-le-Spring and Hetton-le-Hole are joined by a narrow ribbon of housing along the A182, the green wedge to the west of this road has nevertheless helped to sustain and retain an impression of separateness and distinctiveness between the two communities. Of prime importance is the need to protect Hetton Bogs LNR and to provide appropriate buffer zone policy. The break to the north of Hetton Bogs is typically less than 200m in width and any development incursion into this area would hem-in the Local Nature Reserve and severely limit the size of buffer zone feasible.				Cumulative Impact <ul style="list-style-type: none">• Biodiversity / SSSI proximity• Within Critical Drainage Area• Local Road Network• School capacity							
Key Designations: UDP CN6 Settlement Break CN15 Great North Forest CN23 Wildlife corridors CN20 Sites of Special Scientific Interest EN10 White Land.				Adjacent Designations: <ul style="list-style-type: none">• Residential• Local Nature Reserve				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
Landscape and Townscape				Biodiversity				Category 1: Significant Constraints				Category 2: Constraints							
Category 1: Significant Constraints				Grade I Agricultural Land				Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				Adverse impact on Local Wildlife Site (LWS)							
Ancient Woodland				Adjacent to ancient woodland and protected trees, which will require appropriate buffer zones. Lower Grade 3B agricultural land.				Adverse impact on Site of Special Scientific Interest (SSSI)				Adverse impact on Local Geodiversity Site (LGS)							
								Adverse impact on Local Nature Reserve (LNR)				Are there any known UK protected species/habitats on or adjacent to the site?							
Category 2: Constraints				Area of High Landscape Value or Significance				Adverse impact on Local Wildlife Site (LWS)				Are there any known European protected species/habitats on or adjacent to the site?							
								Tree Preservation Order (TPO)				Wildlife Corridor							
				Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)				Wildlife Corridor							
				Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)				Wildlife Corridor							
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required							
								Would the development of the site impact upon the connectivity of habitats?				Yes, close proximity to Hetton Bogs SSSI.							
								Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
								Direct and indirect impact on Hetton Bogs SSSI and Local Nature Reserve, and Hetton Houses Wood LWS. Forms part of the Hetton Burn wildlife corridor, and the site would have an adverse impact on a variety of protected/priority species.											


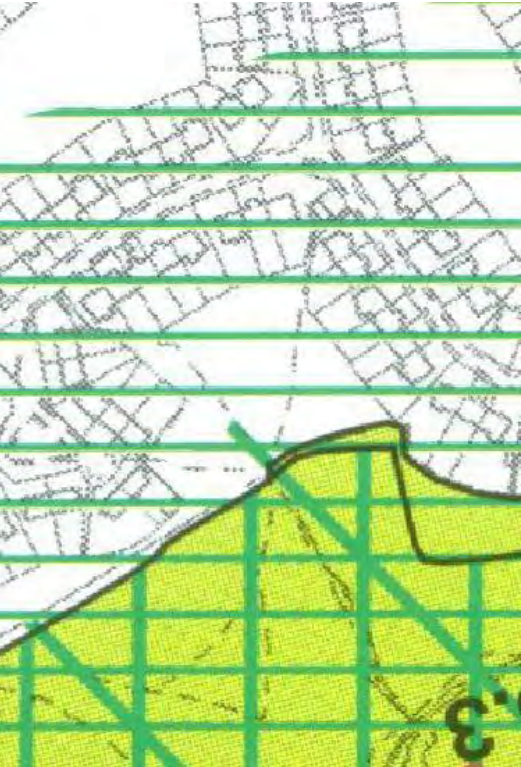
Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (H List) Village Green Cemetery / Churchyard	South part of the site includes natural greenspace. Forms part of a green infrastructure corridor.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Site lies within a Critical Drainage Area and the south part of the site lies within flood zones 3B, 3A and 2. Site is also affected in places by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.	Is the proposed development site designated as open space or playing fields? Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities are at Houghton town centre.	Primary access from Houghton Road, secondary access to be explored. The Hetton Downs and North Road area places further pressure on local school capacity to the north and the Hetton area.
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Site Appraisal Conclusion Not considered suitable for residential development due to the fundamental impact on Settlement Break land and proximity to Hetton Boggs SSSI / LNR (biodiversity, Green Infrastructure and hydrology impacts).	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development	

SLR Ref: SHLAA Ref: 194	Site Area: 9.28ha	Site Location: Lambton Lane Industrial Estate, Lambton Lane, Fencehouses		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield %	40	Greenfield %	60	
Present Land Use: Industrial, open space Adjacent Uses: Industrial, residential		Site appraised for: Residential	Is the site in the Green Belt?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Urban? <input checked="" type="checkbox"/>	Urban fringe? <input type="checkbox"/>	Open countryside? <input type="checkbox"/>	Impact	No impact
Site Photos 		Designations Map 		Is the site in a Settlement Break?		<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p>				
Key Designations: UDP HA1.10 Employment land HA2.3 New employment land L1/7/9 Open space EN10 White land		Adjacent Designations:		Cumulative Impact		<p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p>				
		<ul style="list-style-type: none"> Residential Country Park Employment land Disused railway line 		<ul style="list-style-type: none"> Within Critical Drainage Area Local Road Network School capacity 		<p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/></p>				
Landscape and Townscape		Biodiversity				<p>4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/></p>				
Category 1: Significant Constraints	Grade I Agricultural Land	No significant issues identified		Category 1: Significant Constraints		<p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p>				
	Ancient Woodland			Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>				
Category 2: Constraints	Area of High Landscape Value or Significance			Adverse impact on Site of Special Scientific Interest (SSSI)						
	Tree Preservation Order (TPO)			Adverse impact on Local Nature Reserve (LNR)						
	Grade 2 or 3a Agricultural Land			Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>				
	Area of Significant Historic Landscape			Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>				
				Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>				
				Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>				
				Wildlife Corridor		<input checked="" type="checkbox"/>				
				Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>				
				Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>				
				Would the development of the site impact upon the connectivity of habitats?		Yes.. <input checked="" type="checkbox"/>				
				Zero/Low Impact - no or minimal mitigation required		<input checked="" type="checkbox"/>				
				Medium Impact - mitigation required		<input type="checkbox"/>				
				High Impact - significant mitigation required		<input checked="" type="checkbox"/>				



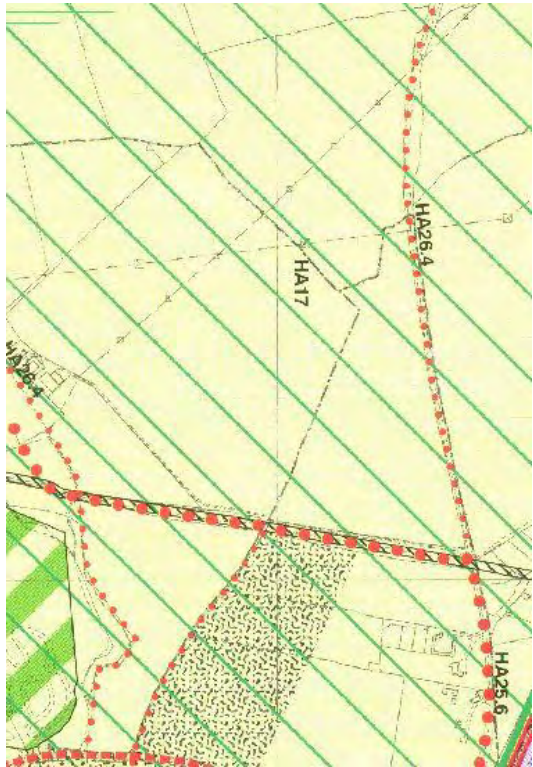
Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Part of the site forms existing natural greenspace and provides an area of public open space. The area is part of a green infrastructure corridor and a Public Right of Way crosses the land.	
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required
	<input checked="" type="checkbox"/>				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input checked="" type="checkbox"/>	The Moors Burn flows through the site, therefore a portion of the site lies within Flood Zones 3B, 3A and 2. It also lies within a Critical Drainage Area and is affected in places by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities are at Fence Houses / Dubmire.	Existing access to be improved. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>				
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion Site considered suitable for development – ELR recommends that land is no longer required for employment purposes.	Residential 160 23dpha	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>				
Ground Conditions & Contamination			Site Predominantly Flat Gentle Slope Undulating Steep Slope		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Site Appraisal Conclusion Site considered suitable for development – ELR recommends that land is no longer required for employment purposes.		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site Appraisal Conclusion Site considered suitable for development – ELR recommends that land is no longer required for employment purposes.		





SLR Ref: SHLAA Ref: 197		Site Area: 4.26ha		Site Location: Land to north of Eppleton Primary School		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		Greenfield %		100					
Present Land Use: Natural greenspace Adjacent Uses: Residential, open space, primary school		Site appraised for: Residential		School		Is the site in a Settlement Break?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?					
								Settlement Break Separation Though the urban areas of Houghton-le-Spring and Hetton-le-Hole are joined by a narrow ribbon of housing along the A182, the existing green wedges east of this road have helped to sustain and retain an impression of separateness and distinctiveness between the two communities. The land east of Broomhill Estate forms a much wider Settlement Break. It is feasible that the Settlement Break could be rounded-off northwest from Byer Square to the northeast corner of Broomhill Estate. However, appropriate buffer zones must be established to protect Rough Dene Burn Local Wildlife Site.				Cumulative Impact <ul style="list-style-type: none"> Biodiversity / SSSI proximity Within Critical Drainage Area Local Road Network School capacity 							
Key Designations: UDP CN6 Settlement Break EN10 White Land CN15 Great North Forest CN23 Wildlife Corridors M5 East limit of shallow Coalfield area CN21 Local Wildlife Site.				Adjacent Designations: <ul style="list-style-type: none"> Residential Pasture/woodland School 				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
Landscape and Townscape				Lies adjacent to the former Hetton Colliery Railway (the oldest of its kind in the World). Agricultural land quality not known.				Biodiversity				Direct impact on Rough Dene Burn LWS and wildlife corridor. Impact on priority species in the area, particularly around Rough Dene Burn.							
Category 1: Significant Constraints		Grade I Agricultural Land				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))											
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)											
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)											
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?											
		Grade 2 or 3a Agricultural Land		?		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		✓									
		Area of Significant Historic Landscape		✓				Adverse impact on Local Geodiversity Site (LGS)		✓									
								Are there any known UK protected species/habitats on or adjacent to the site?		✓									
								Wildlife Corridor		✓									
								Would the development of the site impact upon the connectivity of habitats?		Yes									
												Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			




Historic Environment and Culture			Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? Yes, lies within the setting of Copt Hill Scheduled Ancient Monument and adjacent to the former Hetton Colliery Railway (the oldest of its kind in the world).	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Forms natural greenspace and green infrastructure corridors (east-west along Rough Dene Burn, and north-south to the east of Houghton and Hetton).	
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	
Flooding			Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Lies within a Critical Drainage Area, and partly within a Source Protection Zone. Rough Dene Burn runs through the north of the site, and the far east of the site is also affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Approved scheme access from the west. New link road proposed to south. The Hetton Downs and North Road area places further pressure on local school capacity to the north and the Hetton area.	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	Nearest local facilities at Houghton and Hetton town centres.	
						<5%
						5%
						10%
Ground Conditions & Contamination			Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Undulating former landfill site.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 80 28dpha		
						✓
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	Site Appraisal Conclusion Site considered suitable for development, though numerous issues to address.	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	Site is considered suitable for development ✓ Site is considered potentially suitable for development Site is not considered suitable for development	


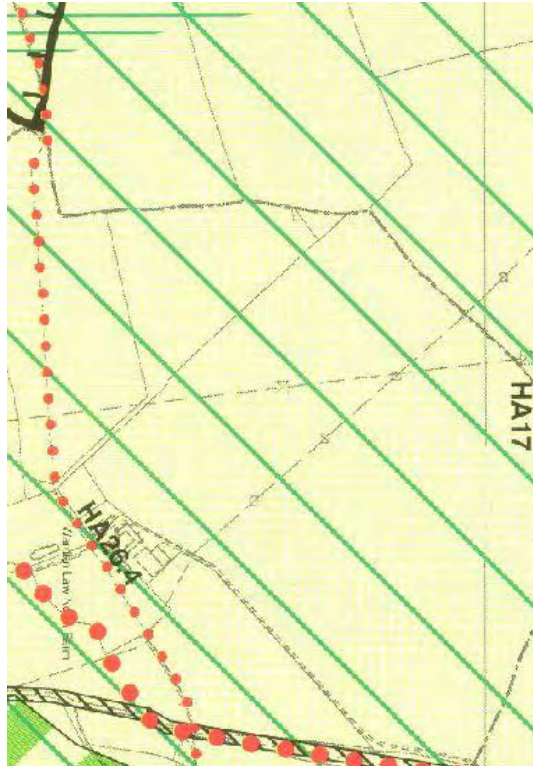
28.11.2014 SLR Ref:		Site Area: 0.42ha		Site Location: land to rear of Rutland Street, Hetton le Hole		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield % 0 Greenfield % 100							
SHLAA Ref: 230						Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.							
Present Land Use: Open space Adjacent Uses: Residential, open space				Site appraised for: Residential													
Site Photos 				Designations Map 													
Key Designations: UDP EN10 White Land CN23 Wildlife Corridors CN15 Great North Forest				Adjacent Designations: • Residential • Parkland				Cumulative Impact • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network • School capacity									
Landscape and Townscape				Biodiversity													
Category 1: Significant Constraints		Grade I Agricultural Land Ancient Woodland		Site lies adjacent to Hetton Park and Hetton Burn.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))							
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land						Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)			
		Area of Significant Historic Landscape						Are there any known European protected species/habitats on or adjacent to the site?		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?			
										Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			








Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No significant issues identified	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site comprises an area of public open space that leads into Hetton Park		Category 1: Significant Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required
				Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required		
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within the Critical Drainage Area and is affected in parts by 1:100 incidence surface water flooding. Medium incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.	No access to the site. The Hetton Downs and North Road area places further pressure on local school capacity to the north and the Hetton area.		Is the proposed development site designated as open space or playing fields?	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required
				Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required		
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Lies within a Coal Referral Area.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 12 32dpha		Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development	Potentially suitable for development. Potentially suitable for development. Site is not considered suitable for development
				Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development			



SLR Ref: SHLAA Ref: 272	Site Area: 22.05ha		Site Location: Land at North Farm, Warden Law site 1, Houghton le Spring		Is the site in the Green Belt?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Brownfield %	0	Greenfield %	100	Open countryside? <input checked="" type="checkbox"/>	
Present Land Use: Agriculture Adjacent Uses: Predominantly agriculture, Go-kart track		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input checked="" type="checkbox"/> <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/> <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input checked="" type="checkbox"/> <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> <input checked="" type="checkbox"/> 5. Assist in the regeneration of the urban area? <input checked="" type="checkbox"/> <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
Site Photos  		Designations Map 		Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest		Adjacent Designations: • Agriculture		Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment				
Landscape and Townscape			Biodiversity									
Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland				Category 1: Significant Constraints [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI)				Lies within 6km of the coast. The site lies within an important wildlife corridor which runs north-south through the city. The site is subject to European and UK protection in relation to ponds and priority species/habitats.				
Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO)		✓		Adverse impact on Local Nature Reserve (LNR)				The site lies within an important wildlife corridor which runs north-south through the city. The site is subject to European and UK protection in relation to ponds and priority species/habitats.				
Grade 2 or 3a Agricultural Land		?		Adverse impact on Local Wildlife Site (LWS)		✓						
Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)		✓		Zero/Low Impact - no or minimal mitigation required				
				Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		✓		Medium Impact - mitigation required				
				Would the development of the site impact upon the connectivity of habitats?		Yes, forms a central part of a wildlife corridor.		High Impact - significant mitigation required				



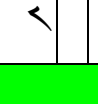

SLR Ref: SHLAA Ref: 273		Site Area: 6.22ha		Site Location: North Farm, Warden Law site 2		YES <input checked="" type="checkbox"/>		Brownfield % 0		Greenfield % 100		Open countryside? <input checked="" type="checkbox"/>			
Present Land Use: Agricultural land Adjacent Uses: Agricultural land, go-karting track		Site appraised for: Residential		Is the site in the Green Belt? NO <input type="checkbox"/>		Is the site in a Settlement Break? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact			
Site Photos   		Designations Map 		Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest		Adjacent Designations: • Agriculture • Go-kart Track		Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>	
Landscape and Townscape				Biodiversity				Lies within 6km of the coast. The site lies within an important wildlife corridor which runs north-south through the city. The site is subject to European and UK protection in relation to ponds and priority habitats/species.							
Category 1: Significant Constraints		Grade I Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites [Bansar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		Adverse impact on Local Wildlife Site (LWS)		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>	
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)							
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>	
		Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Geodiversity Site (LGS)							
		Grade 2 or 3a Agricultural Land		?		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>	
		Area of Significant Historic Landscape				Are there any known UK protected species/habitats on or adjacent to the site?		Adverse impact on Local Geodiversity Site (LGS)		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>	
						Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>	
						Yes, forms a central part of a wildlife corridor.				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>	





Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? The site is situated close to the Warden law prehistoric burial mound and lies adjacent to the former Hetton Colliery Railway.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Forms a central part of a Green Infrastructure Corridor and also lies beside the Walney to Wear National Cycle Route.		
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within the Source Protection Zone.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		No suitable access due to rural location. Remote from local facilities.		
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Electricity pylons run beside the northern edge of the site.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 95 20dppha			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Site forms part of the Green Belt.			
				Site is considered suitable for development 			
				Site is considered potentially suitable for development 			
				Site is not considered suitable for development 			

SLR Ref: SHLAA Ref: 274		Site Area: 7.16ha		Site Location: Land at North Farm, Warden Law site 3		Is the site in the Green Belt?		Brownfield %		Greenfield %		100			
Present Land Use: Agriculture Adjacent Uses: Agriculture		Site appraised for: Residential		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Urban? <input type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input checked="" type="checkbox"/>		Impact <input type="checkbox"/> No impact <input checked="" type="checkbox"/>			
Site Photos 				Designations Map 				Is the site in a Settlement Break? In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms part of the strategic green infrastructure and wildlife corridors between Sunderland and Houghton, and towards the coast, and forms part of the Magnesian Limestone landscape.				1. Check unrestricted sprawl of the built-up area? <input checked="" type="checkbox"/>			
Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest				Adjacent Designations: • Agriculture				Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment				2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/>			
Landscape and Townscape				Biodiversity				3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourne Moor? <input checked="" type="checkbox"/>				4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>			
Category 1: Significant Constraints		Grade 1 Agricultural Land		Area of high landscape value and occupies an elevated position that is visible from multiple distant vantage points. Agricultural land quality not known (but higher Grade land nearby).				5. Assist in the regeneration of the urban area? <input checked="" type="checkbox"/>				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.			
		Ancient Woodland						Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]				Zero/Low Impact - no or minimal mitigation required			
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Site of Special Scientific Interest (SSSI)				Medium Impact - mitigation required			
		Tree Preservation Order (TPO)						Adverse impact on Local Nature Reserve (LNR)				High Impact - significant mitigation required			
		Grade 2 or 3a Agricultural Land		Adverse impact on Local Wildlife Site (LWS)				Lies within 6km of the coast. The site lies within an important wildlife corridor which runs north-south through the city. The site is subject to European and UK protection in relation to ponds and priority species/habitats.				Zero/Low Impact - no or minimal mitigation required			
		Area of Significant Historic Landscape		Adverse impact on Local Geodiversity Site (LGS)				Would the development of the site impact upon the connectivity of habitats? <input checked="" type="checkbox"/>				Medium Impact - mitigation required			
		?		Are there any known UK protected species/habitats on or adjacent to the site?				Yes, forms a central part of a wildlife corridor. <input checked="" type="checkbox"/>				High Impact - significant mitigation required			
				Wildlife Corridor											





Historic Environment and Culture			Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? The site is situated close to the Warden law prehistoric burial mound.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms a central part of a Green Infrastructure Corridor.	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required
				Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required 
Flooding			Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within the Source Protection Zone.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	No suitable access due to rural location. Remote from local facilities.	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact - significant mitigation required 
				Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Remote from local facilities.	Zero/Low Impact - no or minimal mitigation required
Ground Conditions & Contamination			Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Electricity pylons and a high voltage electricity line run through and along the edge of the site.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 108 20dppha	Site is considered suitable for development 	Site is considered potentially suitable for development	Site is not considered suitable for development 
				Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Site Appraisal Conclusion Site forms part of the Green Belt.	Site is considered suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site Appraisal Conclusion Site forms part of the Green Belt.			

SLR Ref: SHLAA Ref: 275		Site Area: 10.91ha		Site Location: North Farm, Warden Law site 4		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield % 0 Greenfield % 100		Urban? Urban fringe? Open countryside? <input checked="" type="checkbox"/>					
Present Land Use: Agriculture Adjacent Uses: Agriculture		Site appraised for: Residential		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact No impact					
Site Photos 				Designations Map 				Is the site in a Settlement Break?		1. Check unrestricted sprawl of the built-up area?		<input checked="" type="checkbox"/> <input type="checkbox"/>			
Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest				Adjacent Designations: • Agriculture				Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment		2. Safeguard the countryside from further encroachment?		<input checked="" type="checkbox"/> <input type="checkbox"/>			
Landscape and Townscape				Biodiversity				Green Belt Separation In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms part of the strategic green infrastructure and wildlife corridors between Sunderland and Houghton, and towards the coast, and forms part of the Magnesian Limestone landscape. The alignment of the historic Hetton Colliery Railway runs adjacent to the site.		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor?		<input checked="" type="checkbox"/> <input type="checkbox"/>			
Category 1: Significant Constraints		Grade 1 Agricultural Land Ancient Woodland		The site lies within an area of high landscape and occupies an elevated position that is visible from multiple distant vantage points. Agricultural land quality not known (but higher Grade land nearby).				Category 1: Significant Constraints		4. Preserve the special & separate characteristics of historic settlements?		<input type="checkbox"/> <input checked="" type="checkbox"/>			
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO)						Adverse impact on European sites [Bansar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		Adverse impact on Site of Special Scientific Interest (SSSI)		5. Assist in the regeneration of the urban area?		<input checked="" type="checkbox"/> <input type="checkbox"/>	
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		<input type="checkbox"/> <input type="checkbox"/>	
		Area of Significant Historic Landscape		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS)		Lies within 6km of the coast.		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>			
		?		Adverse impact on known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		The site lies within an important wildlife corridor which runs north-south through the city. The site is subject to European and UK protection in relation to ponds and priority habitats/species.		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>			
				Adverse impact on known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>			
				Wildlife Corridor		Yes, forms a central part of a wildlife corridor.				Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>			



Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? The site is situated close to the Warden law prehistoric burial mound and lies adjacent to the former Hetton Colliery Railway.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms a central part of a Green Infrastructure Corridor.	Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Part of the site is affected by 1:30 incident surface water flooding. Low incidence potential of groundwater flooding.
Category 2: Constraints Grade II listed Building/Structure Conservation Area		Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment			
Flooding					
Category 1: Significant Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required 	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from local facilities.	Potential access from the south. Remote from local facilities.
Ground Conditions & Contamination					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Electricity pylons run through the centre of the site.	Site Appraisal Conclusion Site forms part of the Green Belt.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development 
Category 1: Significant Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Site forms part of the Green Belt.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development 
Suitability and Deliverability					
What is considered suitable on the site?		Agriculture			
How many homes could be provided?		165		20dpha	
How many jobs could the site provide for?					

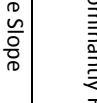

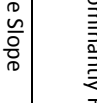
SLR Ref: SHLAA Ref: 293		Site Area: 33.00ha		Site Location: Land south of Low Moorsley		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		10		Greenfield %		90		Urban? <input type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		Impact		No impact <input checked="" type="checkbox"/>																									
Present Land Use: Farm buildings and agriculture Adjacent Uses: Golf course, housing and agriculture				Site appraised for: Residential				Is the site in a Settlement Break?				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourne Moor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.				Impact				No impact <input type="checkbox"/>																											
Site Photos   				Designations Map 				Key Designations: UDP EN10 White Land HA4.9 Housing site CN15 Great North Forest M5 Eastern limit of Shallow Coalfield Area				Adjacent Designations: • Agriculture • Residential • Golf course				Cumulative Impact • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network • School capacity				Forms part of the Magnesian Limestone Escarpment area of higher landscape value. Agricultural land quality not known.																															
Landscape and Townscape																																																			
Category 1: Significant Constraints				Grade I Agricultural Land				Forms part of the Magnesian Limestone Escarpment area of higher landscape value. Agricultural land quality not known.				Category 1: Significant Constraints				Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				Adverse impact on Site of Special Scientific Interest (SSSI)				Adverse impact on Local Nature Reserve (LNR)				Are there any known European protected species/habitats on or adjacent to the site?				Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)				Are there any known UK protected species/habitats on or adjacent to the site?				Wildlife Corridor				Would the development of the site impact upon the connectivity of habitats?			
Category 2: Constraints				Area of High Landscape Value or Significance								Tree Preservation Order (TPO)				Adverse impact on Site of Special Scientific Interest (SSSI)				Adverse impact on Local Nature Reserve (LNR)				Are there any known European protected species/habitats on or adjacent to the site?				Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)				Are there any known UK protected species/habitats on or adjacent to the site?				Wildlife Corridor				Would the development of the site impact upon the connectivity of habitats?							
				Grade 2 or 3a Agricultural Land								?				Adverse impact on Site of Special Scientific Interest (SSSI)				Adverse impact on Local Nature Reserve (LNR)				Are there any known European protected species/habitats on or adjacent to the site?				Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)				Are there any known UK protected species/habitats on or adjacent to the site?				Wildlife Corridor				Would the development of the site impact upon the connectivity of habitats?							
				Area of Significant Historic Landscape												Adverse impact on Site of Special Scientific Interest (SSSI)				Adverse impact on Local Nature Reserve (LNR)				Are there any known European protected species/habitats on or adjacent to the site?				Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)				Are there any known UK protected species/habitats on or adjacent to the site?				Wildlife Corridor				Would the development of the site impact upon the connectivity of habitats?							
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required															





Historic Environment and Culture				Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? No significant issues identified.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			The site would be constitute a major incursion into the Green Infrastructure corridor linking Hetton and Easington Lane with County Durham. A small portion of the area is identified as amenity greenspace, but this site has also been identified as a future housing site since 1998.					
	Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)					Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Flooding				Infrastructure and Services								
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and Source Protection Zone, and is partly affected by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from local facilities.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No suitable access. Remote from local facilities.					
	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone							<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Medium Impact - mitigation required	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
Ground Conditions & Contamination				Suitability and Deliverability								
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Site includes small scrap yard- potential for contamination. Otherwise, no significant issues identified.	Zero/Low Impact - no or minimal mitigation required	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	600 24dpha	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Site is considered suitable for development					
	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)							<input checked="" type="checkbox"/>	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered potentially suitable for development	Site is not considered suitable for development
	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)							<input checked="" type="checkbox"/>	High Impact – significant mitigation required	Not considered suitable for development as it constitutes a major incursion into open countryside, impacts on an area of high landscape value and a GI corridor, and is a remote site.	<input checked="" type="checkbox"/>	

SLR Ref: SHLAA Ref: 305		Site Area: 0.73ha		Site Location: Dubmire Industrial Estate Phase 1		Is the site in the Green Belt?		Brownfield %		Greenfield %		0			
Present Land Use:		Site appraised for:		Is the site in a Settlement Break?		YES		Urban?		100		Open countryside?			
Adjacent Uses:		Residential and Employment		NO		NO		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Site Photos				Designations Map				<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>							
															
				Key Designations: UDP HA1.3 Employment land				Cumulative Impact							
				Adjacent Designations:				<ul style="list-style-type: none"> • Employment land • Residential • Within Critical Drainage Area • Local Road Network • School capacity 							
Landscape and Townscape															
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.											
		Ancient Woodland													
Category 2: Constraints		Area of High Landscape Value or Significance													
		Tree Preservation Order (TPO)													
		Grade 2 or 3a Agricultural Land													
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
				<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>					
Biodiversity															
Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))													
		Adverse impact on Site of Special Scientific Interest (SSSI)													
		Adverse impact on Local Nature Reserve (LNR)													
		Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>											
Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)													
		Adverse impact on Local Geodiversity Site (LGS)													
		Are there any known UK protected species/habitats on or adjacent to the site?													
		Wildlife Corridor													
Would the development of the site impact upon the connectivity of habitats?		No.													
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
				<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>					


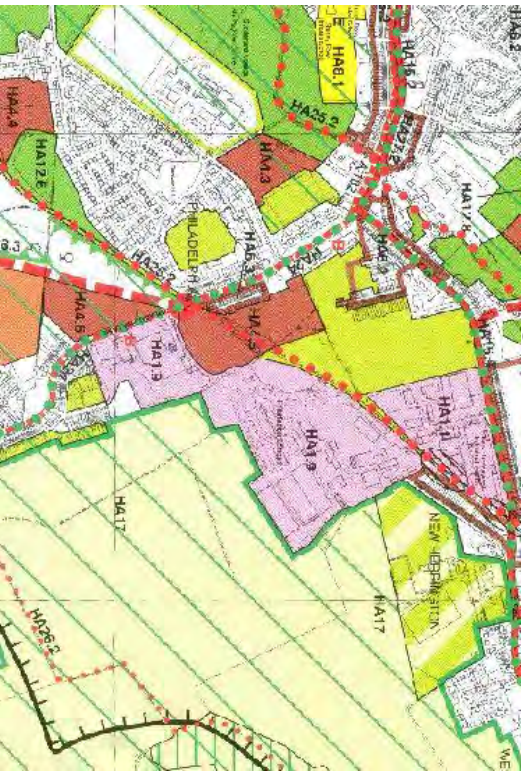
Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No significant issues identified.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.	
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Is there road capacity for site traffic generation? Access from the east.	Is there water and sewerage capacity for site requirements? The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.
Ground Conditions & Contamination			Suitability and Deliverability				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Predominantly Flat Gentle Slope Undulating Steep Slope	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	What is considered suitable on the site? Employment Use	How many homes could be provided? 18	How many jobs could the site provide for? 27dpha
Site Topography			Site Appraisal Conclusion				
No significant issues identified.			Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development Residential				

SLR Ref: SHLAA Ref: 318	Site Area: 0.55ha		Site Location: Moor Burnn House			Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	100	Greenfield %	0	
Present Land Use: House Adjacent Uses: Greenspace, pasture	Site appraised for: Residential		Is the site in a Settlement Break?			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Urban?		Urban fringe?	<input checked="" type="checkbox"/>	Open countryside?	
Site Photos 			Designations Map 			Settlement Break Separation The principle aim of the Settlement Break has worked: Whilst Fencehouses and Houghton-le-Spring have grown, they have retained distinct and separate identities, chiefly due to the physical separation by this Settlement Break. The Settlement Break area should be protected as a Green Infrastructure corridor, which should seek to preserve and enhance the landscape and historic character of the area, and hydrological issues.						
Key Designations: UDP EN10 White Land CN15 Great North Forest			Adjacent Designations:			Cumulative Impact						
			<ul style="list-style-type: none"> Sports fields Pasture 			<ul style="list-style-type: none"> Within Critical Drainage Area Local Road Network School capacity 						
Landscape and Townscape												
Category 1: Significant Constraints			Biodiversity									
Grade I Agricultural Land			Category 1: Significant Constraints [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]									
Ancient Woodland			Adverse impact on Site of Special Scientific Interest (SSSI)									
			Adverse impact on Local Nature Reserve (LNR)									
			Are there any known European protected species/habitats on or adjacent to the site?									
Category 2: Constraints			Category 2: Constraints									
Area of High Landscape Value or Significance			Adverse impact on Local Geodiversity Site (LGS)									
Tree Preservation Order (TPO)			Are there any known UK protected species/habitats on or adjacent to the site?									
Grade 2 or 3a Agricultural Land			Wildlife Corridor									
			Would the development of the site impact upon the connectivity of habitats?									
			Yes									
Area of Significant Historic Landscape			Zero/Low Impact - no or minimal mitigation required ✓			Medium Impact - mitigation required			High Impact - significant mitigation required ✓			

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No significant issues identified.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site lies in a central part of a Green Infrastructure corridor that separates Fence Houses/Dubmire from Houghton-le-Spring.	
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and beside the Moors Burn and functional floodplain. Part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities in Houghton town centre.		Suitable for small residential, utilising existing access. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	
Ground Conditions & Contamination							
Site Topography	Predominantly Flat	✓	No significant issues identified.	Suitability and Deliverability			
	Gentle Slope			What is considered suitable on the site? Residential	How many homes could be provided? 15	How many jobs could the site provide for? 30dpha	Site is considered suitable for development
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required 	Site Appraisal Conclusion			
	Electricity Pylon (+ 10m buffer zone)			Potentially suitable for development if major issues can be overcome.	Site is considered suitable for development	Site is considered potentially suitable for development 	Site is not considered suitable for development
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Zero/Low Impact - no or minimal mitigation required 				
	Landfill sites, Contaminated land						
	Minerals Legacy (quarries and coal mining)						
	Minerals Safeguarded Area						
	High Voltage electricity line(+10m buffer zone)						

SLR Ref:		Site Area: 3.97ha		Site Location: Land at Princess Gardens, Maudlin Street and Downs Lane, Hetton Downs		Is the site in the Green Belt?		Brownfield %		Greenfield %		0	
SHLAA Ref: 328						YES <input type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		100		Open countryside? <input type="checkbox"/>	
Present Land Use: Amenity greenspace, vacant land				Site appraised for: Residential		NO <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Impact		No impact <input type="checkbox"/>	
Adjacent Uses: Housing, allotments		Site Photos 		Designations Map 		Is the site in a Settlement Break?		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact <input type="checkbox"/>	
				Key Designations: UDP EN10 White Land		Cumulative Impact		1. Check unrestricted sprawl of the built-up area?		Impact		No impact <input type="checkbox"/>	
						<ul style="list-style-type: none">• Residential• Commercial• Allotments• Greenspace		2. Safeguard the countryside from further encroachment?		Impact		No impact <input type="checkbox"/>	
						<ul style="list-style-type: none">• Biodiversity / SSSI proximity• Within Critical Drainage Area• Local Road Network• School capacity		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor?		Impact		No impact <input type="checkbox"/>	
								4. Preserve the special & separate characteristics of historic settlements?		Impact		No impact <input type="checkbox"/>	
								5. Assist in the regeneration of the urban area?		Impact		No impact <input type="checkbox"/>	
								Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact <input type="checkbox"/>	
Landscape and Townscape				Biodiversity									
Category 1: Significant Constraints		Grade I Agricultural Land		Category 1: Significant Constraints				Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))					
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)					
								Adverse impact on Local Nature Reserve (LNR)					
Category 2: Constraints		Area of High Landscape Value or Significance						Are there any known European protected species/habitats on or adjacent to the site?					
		Tree Preservation Order (TPO)						<input checked="" type="checkbox"/>					
								Adverse impact on Local Wildlife Site (LWS)					
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Geodiversity Site (LGS)					
								Are there any known UK protected species/habitats on or adjacent to the site?					
		Area of Significant Historic Landscape						Wildlife Corridor					
								Would the development of the site impact upon the connectivity of habitats?					
								Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>					
								Medium Impact - mitigation required <input checked="" type="checkbox"/>					
								High Impact - significant mitigation required <input type="checkbox"/>					
				No significant issues identified.				The site is in proximity to ponds, and priority species roosting in the area.					

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Site where Liverpool FC's Manager Bob Paisley grew up.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Part of the site forms amenity greenspace..
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and Source Protection Zone. Medium incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		
			Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Access from existing road network. The Hetton Downs and North Road area places further pressure on local school capacity to the north and the Hetton area.
Ground Conditions & Contamination			Suitability and Deliverability		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?		
			<input checked="" type="checkbox"/>	Residential 130 44dpha	<input checked="" type="checkbox"/>
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion		
			<input checked="" type="checkbox"/>	Site is considered suitable for development	<input checked="" type="checkbox"/>
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Medium Impact - mitigation required	Site considered suitable for development		
			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
High Impact - significant mitigation required			Site is not considered suitable for development		

SLR Ref: SHLAA Ref: 330		Site Area: 28 - 33ha		Site Location: Philadelphia Complex		Is the site in the Green Belt?		Brownfield %		50		50			
Present Land Use: Adjacent Uses:				Site appraised for: Residential / mixed use		Is the site in a Settlement Break?		Urban?		Urban fringe?		Open countryside?			
Site Photos 				Designations Map 				YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact	
Key Designations: UDP HA1.9 Employment land HA4 Housing sites L1/7/9 Open space EN10 White Land CN6 Settlement Break CN2/3/4/5 Green Belt				Adjacent Designations: • Employment land • Residential • Pasture • Allotments • Greenspace • Agriculture				Cumulative Impact • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network • School capacity		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Landscape and Townscape				Biodiversity				Category 1: Significant Constraints		The site lies within an important wildlife corridor and is subject to European and UK species/habitat protection in relation to ponds and priority habitats/species. Lies in close proximity to a LWS.					
Category 1: Significant Constraints		Grade 1 Agricultural Land Ancient Woodland		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>									
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Adverse impact on Local Geodiversity Site (LWS) Adverse impact on Local Wildlife Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/> Wildlife Corridor <input checked="" type="checkbox"/>											
				Philadelphia Complex forms a significant historic site with listed building linked to the industrial/railway past. Green Belt comprises Grade 3A agricultural land.				Category 2: Constraints		Would the development of the site impact upon the connectivity of habitats? Yes, links between the Green Belt, Elba Park and Herrington Country Park. <input checked="" type="checkbox"/>					
		Area of Significant Historic Landscape <input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>					

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? Philadelphia Complex contains 5 listed buildings and 2 unlisted historic buildings that relate to the industrial/railway heritage of the mid-19 th Century, as well as beneath ground archaeology.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	The site includes 8 hectares of greenspace and forms a Green Infrastructure Corridor (with Public Right of Way) linking Elba Park and Herrington Country Park.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/> <input type="checkbox"/>	The site lies within a Critical Drainage Area and is affected in places by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Shiney Row or Houghton town centre.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Approved subject to developer contribution. School places agreed at S106 stage.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Ground Conditions & Contamination							
Site Topography	Predominantly Flat	<input checked="" type="checkbox"/>	The site lies within a coal referral area.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential / mixed use 500 24dpha	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
	Gentle Slope Undulating Steep Slope						
Category 1: Significant Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)						

SLR Ref: 333	Site Area: 0.36ha	Site Location: Fletcher Terrace, Philadelphia		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	Greenfield %	100	
SHLAA Ref:						Urban? <input checked="" type="checkbox"/>	Urban fringe? <input type="checkbox"/>	Open countryside? <input type="checkbox"/>	
Present Land Use: Vacant land			Site appraised for: Residential	Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt?			

Site Photos



Designations Map



Key Designations:
UDP EN10 White land

Adjacent Designations:

- Residential

Cumulative Impact

- Within Critical Drainage Area
- Local Road Network
- School capacity

1. Check unrestricted sprawl of the built-up area?	<input type="checkbox"/>	<input type="checkbox"/>
2. Safeguard the countryside from further encroachment?	<input type="checkbox"/>	<input type="checkbox"/>
3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?	<input type="checkbox"/>	<input type="checkbox"/>
4. Preserve the special & separate characteristics of historic settlements?	<input type="checkbox"/>	<input type="checkbox"/>
5. Assist in the regeneration of the urban area?	<input type="checkbox"/>	<input type="checkbox"/>

Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.



Landscape and Townscape

Category 1: Significant Constraints

Grade I Agricultural Land	
Ancient Woodland	

No significant issues identified.

Category 2: Constraints

Area of High Landscape Value or Significance	
Tree Preservation Order (TPO)	
Grade 2 or 3a Agricultural Land	

Area of Significant Historic Landscape

Zero/Low Impact - no or minimal mitigation required

Medium Impact - mitigation required

High Impact - significant mitigation required



Evidence of protected species in the area.

Category 1: Significant Constraints

Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	
Adverse impact on Site of Special Scientific Interest (SSSI)	
Adverse impact on Local Nature Reserve (LNR)	
Are there any known European protected species/habitats on or adjacent to the site?	

Category 2: Constraints

Adverse impact on Local Wildlife Site (LWS)	
Adverse impact on Local Geodiversity Site (LGS)	
Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>
Wildlife Corridor	

Would the development of the site impact upon the connectivity of habitats?

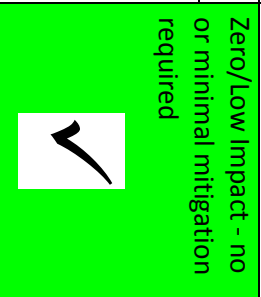
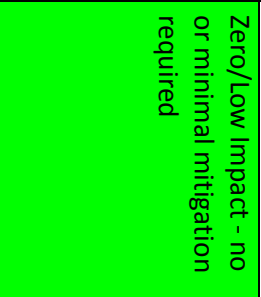
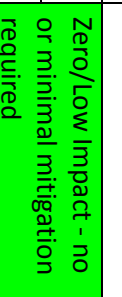
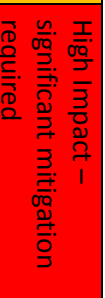
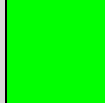

No.

Zero/Low Impact - no or minimal mitigation required



Medium Impact - mitigation required

High Impact - significant mitigation required


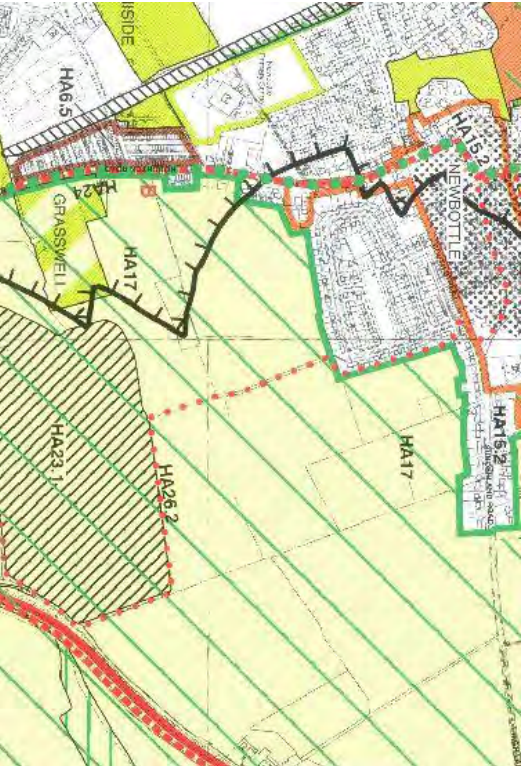


Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.	
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Houghton town centre.			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required		High Impact – significant mitigation required		Access from the north.	
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope				Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 6 17dpha How many jobs could the site provide for? Site Appraisal Conclusion Site has planning approval and is considered suitable for development.			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site Appraisal Conclusion Site has planning approval and is considered suitable for development.			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Site has planning approval and is considered suitable for development.			



Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? No significant issues identified.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Forms part of the Green Infrastructure Corridor between Chilton Moor and Houghton-le-Spring. A right of way passes across the site.		
	Category 2: Constraints Grade II listed Building/Structure Conservation Area					Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment			
		Archaeological Site (Known & potential)							Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
		<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	
Flooding				Infrastructure and Services					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		<input checked="" type="checkbox"/>	The central part of the site forms part of the functional floodplain of the Moors Burn, and half of the overall site is subject to Flood Zone 2. The site lies within a Critical Drainage Area and is subject in parts to 1:30 incidence surface water flooding beyond the Flood Zones. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation?		Site access issues through existing estate roads.			
		<input checked="" type="checkbox"/>		Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Limited accessibility		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required			<input checked="" type="checkbox"/>			
Ground Conditions & Contamination				Suitability and Deliverability					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		<input checked="" type="checkbox"/>	The site lies within a Coal Referral Area.	What is considered suitable on the site?	Pasture / floodplain	Site is considered suitable for development			
				How many homes could be provided?	48		28dpha	Site is considered potentially suitable for development	
				How many jobs could the site provide for?					Site is not considered suitable for development
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site Appraisal Conclusion Not suitable for development - fundamental flooding, access and Settlement Break issues.					
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				<input checked="" type="checkbox"/>					


SLR Ref: SHLAA Ref: 341		Site Area: 3.40ha		Site Location: Land to north of Redburn Row		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Brownfield %		Greenfield %		Open countryside?																															
Present Land Use: Pasture Adjacent Uses: Housing and pasture		Site appraised for: Residential		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input type="checkbox"/> Urban fringe? <input checked="" type="checkbox"/> Open countryside?		0		100																																	
								<p>Settlement Break Separation</p> <p>The principle aim of the Settlement Break has worked. The break has also acted as a buffer between housing and Rainton Bridge Industrial Estate, and secures an important Green Infrastructure corridor link into Rainton Meadows Nature Reserve.</p> <p>This site has least impact upon the corridor, especially the higher ground away from Flood Zones. However, the present Settlement Break boundary is well defined, and any development incursion here would significantly impact upon the width of the corridor. It would also impact upon any subsequent buffer zone that is recommended to be added to the city's protected sites, which are seen to be small in size and therefore fragile.</p>				<p>Cumulative Impact</p> <ul style="list-style-type: none"> Biodiversity / SSSI proximity Within Critical Drainage Area Local Road Network School capacity 																															
<p>Key Designations:</p> <ul style="list-style-type: none"> UDP CN6 Settlement Break EN10 White Land CN15 Great North Forest 				<p>Adjacent Designations:</p> <ul style="list-style-type: none"> Residential Pasture 				<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p> <p>Medium Impact - mitigation required</p> <p>High Impact - significant mitigation required <input checked="" type="checkbox"/></p>																																			
<p>Landscapes and Townscape</p> <p>Category 1: Significant Constraints</p> <table border="1"> <tr> <td>Grade 1 Agricultural Land</td> <td rowspan="3">No significant issues identified. Lower Grade 3B agricultural land.</td> </tr> <tr> <td>Ancient Woodland</td> </tr> <tr> <td>Area of High Landscape Value or Significance</td> </tr> </table> <p>Category 2: Constraints</p> <table border="1"> <tr> <td>Tree Preservation Order (TPO)</td> <td></td> </tr> <tr> <td>Grade 2 or 3a Agricultural Land</td> <td></td> </tr> <tr> <td>Area of Significant Historic Landscape</td> <td></td> </tr> </table>				Grade 1 Agricultural Land	No significant issues identified. Lower Grade 3B agricultural land.	Ancient Woodland	Area of High Landscape Value or Significance	Tree Preservation Order (TPO)		Grade 2 or 3a Agricultural Land		Area of Significant Historic Landscape		<p>Biodiversity</p> <p>Category 1: Significant Constraints</p> <table border="1"> <tr> <td>Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))</td> <td></td> </tr> <tr> <td>Adverse impact on Site of Special Scientific Interest (SSSI)</td> <td></td> </tr> <tr> <td>Adverse impact on Local Nature Reserve (LNR)</td> <td></td> </tr> <tr> <td>Are there any known European protected species/habitats on or adjacent to the site?</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Adverse impact on Local Geodiversity Site (LGS)</td> <td></td> </tr> <tr> <td>Are there any known UK protected species/habitats on or adjacent to the site?</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Wildlife Corridor</td> <td><input checked="" type="checkbox"/></td> </tr> </table> <p>Category 2: Constraints</p> <table border="1"> <tr> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Adverse impact on Local Geodiversity Site (LGS)</td> <td></td> </tr> <tr> <td>Would the development of the site impact upon the connectivity of habitats?</td> <td><input checked="" type="checkbox"/></td> </tr> </table>				Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>	Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>	Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>	Wildlife Corridor	<input checked="" type="checkbox"/>	Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>	Adverse impact on Local Geodiversity Site (LGS)		Would the development of the site impact upon the connectivity of habitats?	<input checked="" type="checkbox"/>	<p>The site lies within a wildlife corridor linking Rainton Meadows, Red Burn and the Moors Burn. The site lies adjacent to a LWS (pond), and has priority species/habitats in the area.</p>			
Grade 1 Agricultural Land	No significant issues identified. Lower Grade 3B agricultural land.																																										
Ancient Woodland																																											
Area of High Landscape Value or Significance																																											
Tree Preservation Order (TPO)																																											
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Would the development of the site impact upon the connectivity of habitats?	<input checked="" type="checkbox"/>																																										
<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p>				<p>Medium Impact - mitigation required</p>				<p>High Impact - significant mitigation required <input checked="" type="checkbox"/></p>																																			



Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of a Green Infrastructure Corridor between Rainton Meadows and the Moors Burn. A right of way passes across the site.	<input type="checkbox"/>	<input type="checkbox"/>
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	<input type="checkbox"/>	<input checked="" type="checkbox"/>
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flooding					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area, and a small part of the site is subject to Flood Zone 2. The site is also subject to 1:30 incidence surface water flooding in parts. Low incidence potential of groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Fence Houses / Dubmire.	Access through recently approved scheme. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	<input type="checkbox"/>	<input type="checkbox"/>
				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ground Conditions & Contamination					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 70 42dpha	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Site considered suitable for development if major issues can be overcome.	Site Appraisal Conclusion Site is considered suitable for development	Site is not considered suitable for development	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>

SLR Ref: SHLAA Ref: 343		Site Area: 30.20ha		Site Location: Lane east of Grasswell and south of Newbottle		<table border="1"> <tr> <th>Brownfield %</th> <th>0</th> <th>Greenfield %</th> <th>100</th> <th>Open countryside?</th> <th>✓</th> </tr> <tr> <td>Urban?</td> <td></td> <td>Urban fringe?</td> <td></td> <td></td> <td>✓</td> </tr> </table>		Brownfield %	0	Greenfield %	100	Open countryside?	✓	Urban?		Urban fringe?			✓
Brownfield %	0	Greenfield %	100	Open countryside?	✓														
Urban?		Urban fringe?			✓														
Present Land Use: Agriculture Adjacent Uses: Housing, agriculture, landfill		Site appraised for: Residential		Is the site in the Green Belt?		<table border="1"> <tr> <td>YES</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>NO</td> <td><input type="checkbox"/></td> </tr> </table>		YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>								
YES	<input checked="" type="checkbox"/>																		
NO	<input type="checkbox"/>																		
Site Photos 		Designations Map 		Is the site in a Settlement Break?		<table border="1"> <tr> <td>YES</td> <td><input type="checkbox"/></td> </tr> <tr> <td>NO</td> <td><input checked="" type="checkbox"/></td> </tr> </table>		YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>								
YES	<input type="checkbox"/>																		
NO	<input checked="" type="checkbox"/>																		
Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest M5 Eastern Limit of Shallow Coalfield Area		Adjacent Designations: • Agriculture • Residential • Quarry/landfill • Allotments		Cumulative Impact • Local Road Network • School capacity		<ol style="list-style-type: none"> 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>													
Landscape and Townscape		Biodiversity		Green Belt Separation		<p>In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms a major part of a wildlife and strategic green infrastructure corridor, and in landscape terms part of the Limestone Escarpment. It is also located within a Critical Drainage Area and partly within a Source Protection Zone. It helps to form the southwards setting and backdrop to Newbottle Conservation Area.</p>													
Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		The site consists of fields that were originally associated with the historic hilltop settlement of Newbottle. The site forms part of the Magnesian Limestone Escarpment, which is identified as higher landscape value. Agricultural land quality not known (higher grade land located nearby).		Category 1: Significant Constraints [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		The site forms part of a north-south wildlife corridor along the Magnesian Limestone Escarpment, and is in close proximity to a LWS.													
Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Area of Significant Historic Landscape ? <input type="checkbox"/>		Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Adverse impact on Local Nature Reserve (LNR)		Zero/Low Impact - no or minimal mitigation required													
Area of Significant Historic Landscape		✓ <input checked="" type="checkbox"/>		Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Medium Impact - mitigation required													
				Adverse impact on Local Wildlife Site (LWS)		High Impact - significant mitigation required													
				Adverse impact on Local Nature Reserve (LNR)															
				Are there any known European protected species/habitats on or adjacent to the site?															
				Are there any known UK protected species/habitats on or adjacent to the site?															
				Wildlife Corridor		✓ <input checked="" type="checkbox"/>													
				Would the development of the site impact upon the connectivity of habitats?		Yes <input checked="" type="checkbox"/>													


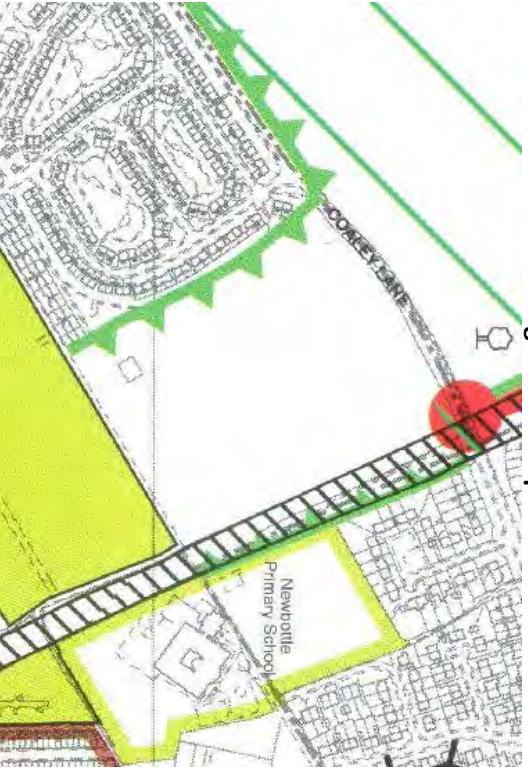
Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? The site lies adjacent (and provided the backdrop to) Newbottle Conservation Area, and is directly adjacent the grade II listed Cellar Hill House.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Site forms part of a Green Infrastructure Corridor. A right of way passes across the site.
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓		Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	✓	✓	Zero/Low Impact - no or minimal mitigation required
	✓				Medium Impact - mitigation required	High Impact - significant mitigation required	
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and Source Protection Zone. A swale runs west-east through the site which is subject to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Limited accessibility.	Site to be served by more than 1 access. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	Zero/Low Impact - no or minimal mitigation required	High Impact - significant mitigation required
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓		Zero/Low Impact - no or minimal mitigation required	Suitability and Deliverability What is considered suitable on the site? Agriculture How many homes could be provided? 450 20dppha How many jobs could the site provide for?	Site Appraisal Conclusion Site forms part of the Green Belt.	Zero/Low Impact - no or minimal mitigation required	High Impact - significant mitigation required
Ground Conditions & Contamination				Site Appraisal Conclusion			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.	Zero/Low Impact - no or minimal mitigation required	Site forms part of the Green Belt.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
	✓						
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Site forms part of the Green Belt.	Site is considered suitable for development	Site is not considered suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Site forms part of the Green Belt.	Site is considered suitable for development	Site is not considered suitable for development

SLR Ref: SHLAA Ref: 344		Site Area: 1.39ha		Site Location: Ewe Hill, land at Durham Street, Fence Houses		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100	
Present Land Use: Pasture		Adjacent Uses: Woodland, pasture and housing		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact			
Site Photos 				Designations Map 				Cumulative Impact <ul style="list-style-type: none"> • Within Critical Drainage Area • Local Road Network • School capacity 				1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>		<input type="checkbox"/>			
Key Designations: UDP EN10 White Land				Adjacent Designations: <ul style="list-style-type: none"> • Residential • Former railway alignment • Woodland • Pasture 								2. Safeguard the countryside from further encroachment?		<input type="checkbox"/>		<input type="checkbox"/>			
Category 1: Significant Constraints				No significant issues identified. Agricultural land quality not known.				3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?		<input type="checkbox"/>		<input type="checkbox"/>							
Category 2: Constraints								4. Preserve the special & separate characteristics of historic settlements?		<input type="checkbox"/>		<input type="checkbox"/>							
Category 1: Grade I Agricultural Land Ancient Woodland				Provides buffering to the adjacent woodland Local Wildlife Site. Evidence of protected species in vicinity of area.				5. Assist in the regeneration of the urban area?		<input type="checkbox"/>		<input type="checkbox"/>							
Category 2: Area of High Landscape Value or Significance Tree Preservation Order (TPO)								Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)			
Grade 2 or 3a Agricultural Land				Are there any known European protected species/habitats on or adjacent to the site?				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor					
Area of Significant Historic Landscape				? <input type="checkbox"/>				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor					
				Zero/Low Impact - no or minimal mitigation required				Would the development of the site impact upon the connectivity of habitats?		Yes <input type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
				Medium Impact - mitigation required				Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>		Medium Impact - mitigation required		High Impact - significant mitigation required					
				High Impact - significant mitigation required				Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		High Impact - significant mitigation required		Zero/Low Impact - no or minimal mitigation required					



Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site connects to a Green Infrastructure corridor. Public right of way passes to the edge of the site.	
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and is affected in parts by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		Access to site from north. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	
Ground Conditions & Contamination							
Site Topography	Predominantly Flat Gentle Slope Undulating Steep Slope	This site lies within a Coal Referral Area.	✓	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 32 26dpha	Site is considered suitable for development	Site is considered potentially suitable for development 
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)							

SLR Ref: SHLAA Ref: 365		Site Area: 3.67ha		Site Location: Land at Newbottle (Site 2 former tip)		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield % 0 Greenfield % 100			
Present Land Use: Agriculture/pasture		Adjacent Uses: Cemetery, housing, agriculture		Site appraised for: Residential		Urban? <input type="checkbox"/> Urban fringe? <input checked="" type="checkbox"/> Open countryside? <input type="checkbox"/>		Impact <input type="checkbox"/> No impact <input type="checkbox"/>			
Site Photos 				Designations Map 				Is the site in a Settlement Break? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Green Belt Separation (Almost half of this site is located within the Green Belt.) In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms a major part of a wildlife and strategic green infrastructure corridor, and in landscape terms part of the Limestone Escarpment. It is also located within a Critical Drainage Area. It forms the northwards setting and backdrop to Newbottle Conservation Area.			
Key Designations: UDP CN2/3/4/5 Green Belt EN10 White Land B4/6/7 Conservation Area CN15 Great North Forest M5 Eastern Limit of Shallow Coalfield Area				Adjacent Designations: • Agriculture • Residential • Churchyard				Cumulative Impact • Within Critical Drainage Area • Local Road Network • School capacity			
Landscape and Townscape				Biodiversity				Site forms part of a wildlife corridor. Evidence of barn owls in the area.			
Category 1: Significant Constraints		Grade I Agricultural Land		Part of the Newbottle Conservation Area, and provides fields that surround the historic hilltop settlement. The site forms part of the Magnesian Limestone Escarpment, which is identified as higher landscape value. Agricultural land quality not known.		Category 1: Significant Constraints		[Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		Adverse impact on European sites	
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?	
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?	
		Tree Preservation Order (TPO)				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Wildlife Corridor	
		Grade 2 or 3a Agricultural Land		?							
		Area of Significant Historic Landscape		✓						Zero/Low Impact - no or minimal mitigation required	
										Medium Impact - mitigation required	
										High Impact - significant mitigation required	


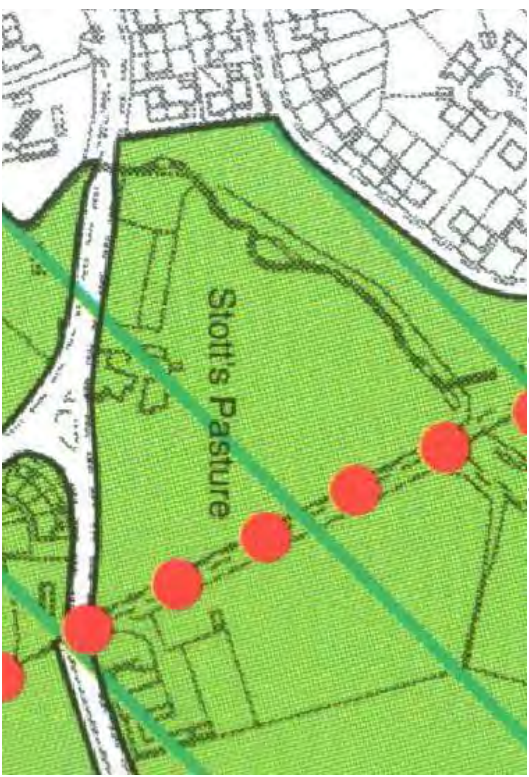
Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? Yes, lies partly within the Newbottle Conservation Area and historic village. Provides fields that surround the former hilltop settlement. Also directly adjacent the grade II listed St Matthews Church.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	Part of the site provides the North Street Allotments. The site forms part of a wider Green Infrastructure Corridor, and contains a public right of way.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/> <input type="checkbox"/>	The site lies within a Critical Drainage Area and Source Protection Zone.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Limited accessibility.	<input type="checkbox"/> <input type="checkbox"/>	Potential access from south west. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input type="checkbox"/> <input type="checkbox"/>	A large part of the site is a former tip.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 110 40dppha	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

SLR Ref: SHLAA Ref: 367		Site Area: 5.19ha		Site Location: Land to south of Coaley Lane, Sunnyside		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100							
Present Land Use: Agriculture		Adjacent Uses: Housing, greenspace		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?									
								<p>Key Designations:</p> <ul style="list-style-type: none"> UDP CN6 Settlement Break EN10 White Land B13 Other Special Sites and Monuments 				<p>Adjacent Designations:</p> <ul style="list-style-type: none"> Residential Sports pitches School Greenspace 				<p>Settlement Break Separation</p> <p>The Settlement Break Review concludes that this land does not act or resemble a settlement break. The gap is very small and the history of settlement separation is negligible, as is the impact (in this particular location) to the setting of the Newbottle Conservation Area. It is feasible to argue that the land falls within the urban area, and if developed could support local facilities.</p> <p>The east side of the Settlement Break provides a cycleway and very narrow Green Infrastructure corridor. This greenspace should be preserved and enhanced, with the potential to widen the corridor formally, should any development take place.</p>				<p>Cumulative Impact</p> <ul style="list-style-type: none"> Within Critical Drainage Area Local Road Network School capacity 			
Landscape and Townscape																							
Category 1: Significant Constraints		Grade I Agricultural Land		Agricultural land quality not known.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		UK species in vicinity of site. Site has potential habitat for farmland birds.		Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)		Zero/Low Impact - no or minimal mitigation required							
		Ancient Woodland						Adverse impact on Local Nature Reserve (LNR)															
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Geodiversity Site (LGS)															
		Tree Preservation Order (TPO)						Adverse impact on Local Wildlife Site (LWS)															
		Grade 2 or 3a Agricultural Land		?		Category 2: Constraints		Adverse impact on Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required											
		Area of Significant Historic Landscape						Are there any known UK protected species/habitats on or adjacent to the site?				Medium Impact - mitigation required											
								Wildlife Corridor				High Impact - significant mitigation required											
								Would the development of the site impact upon the connectivity of habitats?		No.		High Impact - significant mitigation required											





Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms part of a narrow green infrastructure corridor north-south from Shiney Row to Houghton-le-Spring. A small part of this site provides greenspace, and the site bounds a cycleway.	
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Houghton town centre.		Access from roundabout, developer contribution required. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 80 21dpha		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion			
				Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required			




SLR Ref: SHLAA Ref: 372		Site Area: 0.62ha		Site Location: Houghton Police Station		Is the site in the Green Belt?		Brownfield %		Greenfield %		0					
Present Land Use: Police Station Adjacent Uses: Housing and greenspace		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/> Open countryside? <input type="checkbox"/>		Impact		No impact					
Site Photos 				Designations Map 				Cumulative Impact <ul style="list-style-type: none"> • Within Critical Drainage Area • Local Road Network • School capacity 				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
Key Designations: UDP EN10 White Land				Adjacent Designations: <ul style="list-style-type: none"> • Residential • Parkland • School 				Biodiversity				Evidence of priority species in the area.					
Landscape and Townscape				No significant issues identified.				Category 1: Significant Constraints				Category 1: Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor Would the development of the site impact upon the connectivity of habitats? No.					
Category 1: Significant Constraints		Grade I Agricultural Land		Ancient Woodland		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Grade 2 or 3a Agricultural Land		Area of Significant Historic Landscape					
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Grade 2 or 3a Agricultural Land		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
										Would the development of the site impact upon the connectivity of habitats? No.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	



Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Yes, site includes a Grade II listed building.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			No significant issues identified.
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.			Existing access from the north. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		<input checked="" type="checkbox"/>	No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 12 21dpha		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Site is considered suitable for residential development.	Site is considered potentially suitable for development	Site is not considered suitable for development	

SLR Ref: SHLAA Ref: 375		Site Area: 1.08ha		Site Location: Stott's Pasture, Golf Course Road, Shiney Row		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		Greenfield %		100					
Present Land Use: Pasture Adjacent Uses: Greenspace and agriculture		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?							
Site Photos 				Designations Map 				Settlement Break Separation Although the settlements of Shiney Row and Success/Philadelphia are joined by a narrow ribbon of development along the A182, this Settlement Break has enabled the villages to retain a distinctive urban boundary, and it has also maintained an important Green Infrastructure corridor through the area. From a wildlife perspective, the corridor connects the area to the wider greenspace expanses of Elba Park and Sedgelych.				Cumulative Impact <ul style="list-style-type: none">• Within Critical Drainage Area• Local Road Network• School capacity							
Key Designations: UDP CN6 Settlement Break HA12.3 New open space CN15 Great North Forest				Adjacent Designations: <ul style="list-style-type: none">• Pasture				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
Landscape and Townscape				Biodiversity				Category 1: Significant Constraints				Category 2: Constraints							
Category 1: Significant Constraints		Grade I Agricultural Land		Agricultural land quality not known.		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on European protected species/habitats on or adjacent to the site?		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor	
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Tree Preservation Order (TPO)		Grade 2 or 3a Agricultural Land		?			
		Area of Significant Historic Landscape				Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Area of Significant Historic Landscape							
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required							
				Would the development of the site impact upon the connectivity of habitats?				Yes											
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required							


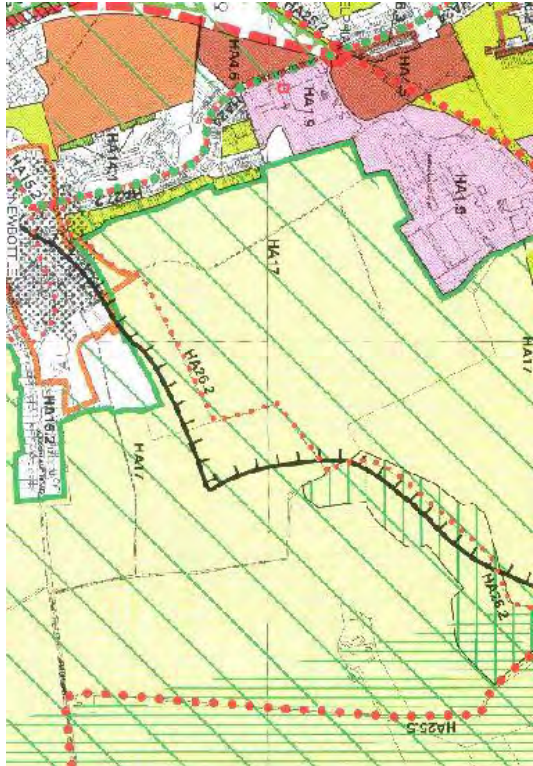
Historic Environment and Culture		Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance (mineral line).	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Scott's Pasture forms natural greenspace and a wildlife corridor, particularly along the Herrington Burn.					
				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>					
				<input checked="" type="checkbox"/>				
Flooding								
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input checked="" type="checkbox"/>	The site lies within a Critical Drainage Area. The western part of the site incorporates the Herrington Burn, and is therefore subject to Flood Zones and 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Limited accessibility.					
				<input checked="" type="checkbox"/>				
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required					
	<input checked="" type="checkbox"/>			High Impact – significant mitigation required				
	<input checked="" type="checkbox"/>							
	<input checked="" type="checkbox"/>							
Ground Conditions & Contamination								
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? Pasture How many homes could be provided? 19 20dppha How many jobs could the site provide for? Site Appraisal Conclusion					
				Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required		
							Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	High Impact – significant mitigation required
Not suitable for development due to fundamental impact to Settlement Break and major flooding/biodiversity concerns.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development				

SLR Ref: SHLAA Ref: 376		Site Area: 1.31ha		Site Location: Chilton Gardens, Chilton Moor		Is the site in the Green Belt?		Brownfield %		Greenfield %		100			
Present Land Use: Pasture		Adjacent Uses: Woodland, housing, pasture		Site appraised for: Residential		Is the site in a Settlement Break?		Urban?		Urban fringe?		Open countryside?			
Site Photos 				Designations Map 				Key Designations: UDP EN10 White Land		Adjacent Designations: <ul style="list-style-type: none">ResidentialFormer railway lineWoodlandPasture		Cumulative Impact <ul style="list-style-type: none">Within Critical Drainage AreaLocal Road NetworkSchool capacity			
Landscape and Townscape				Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land		Agricultural land quality not known.				Category 1: Significant Constraints		Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		Provides buffering to the adjacent woodland Local Wildlife Site. Evidence of protected species in vicinity of area.			
		Ancient Woodland						Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)					
Category 2: Constraints		Area of High Landscape Value or Significance						Category 2: Constraints		Adverse impact on Local Nature Reserve (LNR)					
		Tree Preservation Order (TPO)						Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)					
		Grade 2 or 3a Agricultural Land		?		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS)			
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
								Would the development of the site impact upon the connectivity of habitats?		Yes					




Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site connects to a Green Infrastructure corridor. Public right of way passes to the edge of the site.
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		Road access issues. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.
Ground Conditions & Contamination					
Site Topography	Predominantly Flat		This site lies within a Coal Referral Area.		
	Gentle Slope				
	Undulating				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required 	Category 1: Significant Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment		Site is considered suitable for development 
Site Appraisal Conclusion			Potentially suitable for development, provided that significant issues can be overcome.		
Suitability and Deliverability		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 25 21dpha		

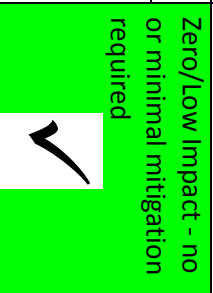
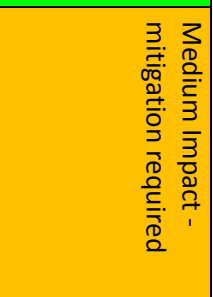

SLR Ref: SHLAA Ref: 377	Site Area: 1.19ha	Site Location: Allotments at High Dubmire		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	
Present Land Use: Allotments Adjacent Uses: Housing and greenspace	Site Photos 		Site appraised for: Residential	Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact	No Impact	
Landscape and Townscape			Designations Map 	Cumulative Impact		Urban? <input checked="" type="checkbox"/>	Urban fringe? <input type="checkbox"/>	Open countryside? <input type="checkbox"/>		
Category 1: Significant Constraints	Grade 1 Agricultural Land Ancient Woodland	No significant issues identified.		Key Designations: UDP L1/7/9 Open space	Adjacent Designations:	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required		
Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape			<ul style="list-style-type: none">• Residential• Greenspace	<ul style="list-style-type: none">• Within Critical Drainage Area• Local Road Network• School capacity	Medium Impact - mitigation required	High Impact - significant mitigation required			
Biodiversity			Category 1: Significant Constraints	Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required		
			Adverse impact on Site of Special Scientific Interest (SSSI)							
			Adverse impact on Local Nature Reserve (LNR)							
			Are there any known European protected species/habitats on or adjacent to the site?							
			Adverse impact on Local Wildlife Site (LWS)							
			Adverse impact on Local Geodiversity Site (LGS)							
			Are there any known UK protected species/habitats on or adjacent to the site?							
			Wildlife Corridor							
			Would the development of the site impact upon the connectivity of habitats?	No.						



Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site provides Keir Hardie Street allotments. A public right of way passes through the site.			
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.				Access issues and if achievable would be through existing residential streets. The Newbottle, Dubnire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	High Impact – significant mitigation required
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone				Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion				Allotments 30 28dpha	Zero/Low Impact - no or minimal mitigation required
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope				Site Appraisal Conclusion The site lies within a Coal Referral Area.				High Impact – significant mitigation required	High Impact – significant mitigation required
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Not suitable for development - existing allotments to be retained.				High Impact – significant mitigation required	High Impact – significant mitigation required
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site is considered suitable for development				High Impact – significant mitigation required	High Impact – significant mitigation required

SLR Ref: SHLAA Ref: 381		Site Area: 46.46ha		Site Location: Newbottle Site 1, Sunderland Road, Newbottle		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield %		0		Greenfield %		100		Urban?		Urban fringe?		Open countryside?		Impact		No impact		✓															
Present Land Use: Agriculture Adjacent Uses: Housing, agriculture				Site appraised for: Residential				Is the site in a Settlement Break?				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Green Belt Separation				In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms a major part of a wildlife and strategic green infrastructure corridor, and in landscape terms part of the Limestone Escarpment. It is also located within a Critical Drainage Area. It forms the northwards setting and backdrop to Newbottle Conservation Area.				1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.				✓				✓				✓				✓			
Site Photos 						Designations Map 						Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest M5 Eastern Limit of Shallow Coalfield Area B4/6/7 Conservation Area						Adjacent Designations: • Agriculture • Residential						Cumulative Impact • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network • School capacity																			
Landscape and Townscape																																											
Category 1: Significant Constraints						Grade 1 Agricultural Land						Historic landscape - fields form the backdrop to Newbottle Conservation Area. The site forms part of the Magnesian Limestone Escarpment, which is identified as higher landscape value. Most of the site comprises Grade 2 or 3A agricultural land.						Category 1: Significant Constraints						Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]																			
						Ancient Woodland												Adverse impact on Site of Special Scientific Interest (SSSI)																									
Category 2: Constraints						Area of High Landscape Value or Significance						✓						Adverse impact on Local Nature Reserve (LNR)																									
						Tree Preservation Order (TPO)												Adverse impact on Local Wildlife Site (LWS)																									
						Grade 2 or 3a Agricultural Land						✓						Adverse impact on Local Geodiversity Site (LGS)																									
						Area of Significant Historic Landscape						✓						Are there any known UK protected species/habitats on or adjacent to the site?																									
						Zero/Low Impact - no or minimal mitigation required						Medium Impact - mitigation required						High Impact - significant mitigation required						✓																			
						Zero/Low Impact - no or minimal mitigation required						Medium Impact - mitigation required						High Impact - significant mitigation required						✓																			
						Zero/Low Impact - no or minimal mitigation required						Medium Impact - mitigation required						High Impact - significant mitigation required						✓																			



Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? A small proportion of the site lies within Newbottle Conservation Area, and the whole area forms the backdrop to the hilltop settlement. Also within the wider landscape setting of grade II listed St Matthews Church.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	Forms part of a Green Infrastructure corridor, and a public right of way passes through the site.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>				
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/> <input type="checkbox"/>	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
Flooding				Infrastructure and Services							
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/> <input type="checkbox"/>	The site lies within a Critical Drainage Area and partly within the Source Protection Zone. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Limited accessibility.	<input type="checkbox"/> <input type="checkbox"/>	This would likely require major highway improvements on the A690. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>				
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
Ground Conditions & Contamination				Suitability and Deliverability							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input type="checkbox"/> <input type="checkbox"/>	Steeply sloping topography in places.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 700 20	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>				
								Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)	<input checked="" type="checkbox"/> <input type="checkbox"/>	Site forms part of the Green Belt.	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development
								Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

SLR Ref: SHLAA Ref: 382		Site Area: 0.79ha		Site Location: Dairy Lane Site 1, Colliery Row		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Brownfield %		0		Greenfield %		100	
Present Land Use: Pasture Adjacent Uses: Housing, natural greenspace		Site appraised for: Residential		Is the site in the Green Belt?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Urban?				Urban fringe?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
				Settlement Break Separation Though both the full geographical areas of Fence Houses and Houghton-le-Spring have evolved and expanded over time, these two areas have remained distinct and physically separate, supported by this Settlement Break which provides an important green wedge between the two communities. The new road has made an obvious impact to the nature of the Settlement Break. A portion of land has been left to the west of the road, which lies above the floodplain and is not specifically classed as amenity greenspace. It is not immediately clear what role this remaining greenfield land has, and it would not seem critical to the Green Infrastructure corridor. The new road could therefore form a new western boundary to the Settlement Break.		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO									
		Key Designations: UDP CN6 Settlement Break CN15 Great North Forest EN10 White Land		Adjacent Designations: <ul style="list-style-type: none"> Residential Pasture 		Zero/Low Impact - no or minimal mitigation required		<input checked="" type="checkbox"/> Medium Impact - mitigation required <input type="checkbox"/> High Impact - significant mitigation required		Cumulative Impact <ul style="list-style-type: none"> Within Critical Drainage Area Local Road Network School capacity 					
Landscape and Townscape															
Category 1: Significant Constraints		Grade 1 Agricultural Land		Agricultural land quality not known (Grade 3A nearby).		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))							
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)							
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)							
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?							
		Grade 2 or 3a Agricultural Land		?		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)							
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required				Adverse impact on Local Geodiversity Site (LGS)							
				Medium Impact - mitigation required				Are there any known UK protected species/habitats on or adjacent to the site?							
				High Impact - significant mitigation required				Wildlife Corridor							
				<input checked="" type="checkbox"/>				Would the development of the site impact upon the connectivity of habitats?							
				<input checked="" type="checkbox"/>				Yes							
Biodiversity															
				The site forms part of the Moors Burn wildlife corridor. There is evidence of priority bird species in the area.											
				Zero/Low Impact - no or minimal mitigation required											
				Medium Impact - mitigation required											
				High Impact - significant mitigation required											



Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms part of a Green Infrastructure corridor.		
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
Flooding			Infrastructure and Services					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.				Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Houghton town centre.	Access issues, question over appropriateness regarding the Central Route. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		The site lies within a Coal Referral Area.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 18 25dpha	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Potentially suitable for development				

SLR Ref: SHLAA Ref: 383		Site Area: 0.94ha		Site Location: Dairy Lane Sites 2 and 3, Houghton-le-Spring		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Brownfield % 0		Greenfield % 100									
Present Land Use: Pasture Adjacent Uses: Pasture, greenspace and housing		Site appraised for: Residential		Is the site in the Green Belt?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Urban?		Urban fringe? <input checked="" type="checkbox"/>		Open countryside?							
Site Photos 				Designations Map 				Settlement Break Separation Though both the full geographical areas of Fence Houses and Houghton-le-Spring have evolved and expanded over time, these two areas have remained distinct and physically separate, supported by this Settlement Break which provides an important green wedge between the two communities. Virtually all of the land to the east of the new road forms the floodplain to the Moors Burn, much of it within Flood Zone 2 or 3, or affected by surface water flooding. All of this land lies within the Critical Drainage Area. This portion of the Settlement Break in particular acts as an important wildlife and Green Infrastructure corridor, linking to and supporting the Moors Burn floodplain, Elba Park and Herrington Burn, Rainton Burn and Rainton Meadows.											
Key Designations: UDP CN6 Settlement Break EN10 White Land CN15 Great North Forest EN11 Flood Risk Area				Adjacent Designations: • Pasture • Greenspace • Residential				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
Landscape and Townscape				Agricultural land quality not known (Grade 3A close by).				Biodiversity				Central impact on the Moors Burn wildlife corridor, where priority species have been recorded. Evidence of priority species roosting in area.							
Category 1: Significant Constraints		Grade 1 Agricultural Land				Category 1: Significant Constraints		Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))											
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)											
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)											
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>									
		Grade 2 or 3a Agricultural Land		?		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)											
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>									
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required							
				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>							
				Would the development of the site impact upon the connectivity of habitats?				Yes, direct impact on the Moors Burn floodplain.				<input checked="" type="checkbox"/>							


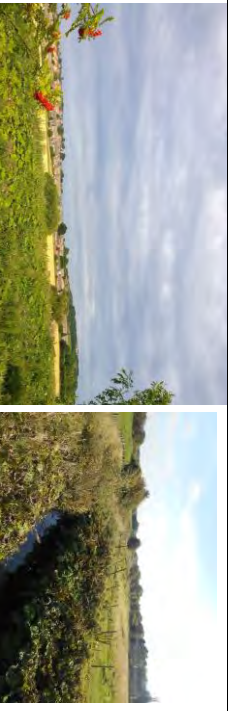
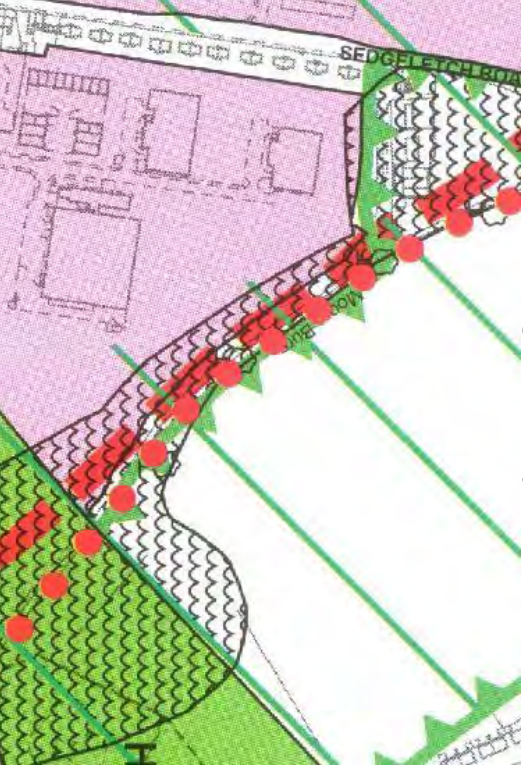
Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Central impact on the Green Infrastructure corridor that follows the Moors Burn, helping to keep separate Fence Houses and Houghton-le-Spring, and providing a green link between Rainton Meadows and Elba Park.	
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input checked="" type="checkbox"/>	A considerable portion of the site lies within the Moors Burn functional floodplain. It lies within a Critical Drainage Area and much of the land is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Houghton town centre.	Access issues, question over appropriateness regarding the Central Route. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.			
Ground Conditions & Contamination							
Site Topography	Predominantly Flat	<input checked="" type="checkbox"/>	An electricity pylon crosses the centre of the site. The site lies within a Coal Referral Area.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Pasture. 17 20dpha		
	Gentle Slope Undulating Steep Slope						
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>		Site Appraisal Conclusion Not suitable for development, due to fundamental impact to Settlement Break, as well as major flooding and biodiversity issues to overcome.			
	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)						
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)							

SLR Ref: SHLAA Ref: 385		Site Area: 16.16ha		Site Location: Land at Sedgelytch Site 1		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield % 0		Greenfield % 100							
Present Land Use: Agriculture Adjacent Uses: Sewage works, housing, agriculture		Site appraised for: Residential		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/>		NO <input type="checkbox"/>		Urban?		Urban fringe? <input checked="" type="checkbox"/>		Open countryside?					
Site Photos 		Designations Map 		Settlement Break Separation This site forms part of a Settlement Break that seeks to keep separate Success, Newbottle and Burnside/Sunniside. It forms an important Green Infrastructure junction to the Moors Burn, and routes leading to Herrington Burn, Philadelphia and Houghton town centre. These fields were known as “the moor” and are historically linked to the old English village of Newbottle. Loss of this land would have a major adverse impact to the Green Infrastructure network in the area, impacting on part of the floodplain, as well as impacting upon the aspect of the Newbottle Conservation Area.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>		Cumulative Impact <ul style="list-style-type: none">• Within Critical Drainage Area• Local Road Network• School capacity							
Key Designations: <ul style="list-style-type: none">• UDP CN6 Settlement Break• EN10 White Land• HA10.2 New open space• CN15 Great North Forest		Adjacent Designations: <ul style="list-style-type: none">• Sewage works• Agriculture• Parkland• Residential• Pasture		Biodiversity		Category 1: Significant Constraints <ul style="list-style-type: none">Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))Adverse impact on Site of Special Scientific Interest (SSSI)Adverse impact on Local Nature Reserve (LNR)Are there any known European protected species/habitats on or adjacent to the site?		Category 2: Constraints <ul style="list-style-type: none">Adverse impact on Local Wildlife Site (LWS)Adverse impact on Local Geodiversity Site (LGS)Are there any known UK protected species/habitats on or adjacent to the site?Wildlife Corridor		Category 1: Significant Constraints <ul style="list-style-type: none">Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))Adverse impact on Site of Special Scientific Interest (SSSI)Adverse impact on Local Nature Reserve (LNR)Are there any known European protected species/habitats on or adjacent to the site?		Category 2: Constraints <ul style="list-style-type: none">Adverse impact on Local Wildlife Site (LWS)Adverse impact on Local Geodiversity Site (LGS)Are there any known UK protected species/habitats on or adjacent to the site?Wildlife Corridor		Key wildlife corridor connection from the Moors Burn to Elba Park, Herrington Burn and Newbottle area. Adjacent to ponds with evidence of priority species in the area.					
Landscape and Townscape		Grade 1 Agricultural Land		Agricultural land quality not known.		Category 1: Significant Constraints		Category 2: Constraints		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					
Category 1: Significant Constraints		Ancient Woodland																	
Category 2: Constraints		Area of High Landscape Value or Significance																	
		Tree Preservation Order (TPO)																	
		Grade 2 or 3a Agricultural Land		?															
		Area of Significant Historic Landscape																	



Historic Environment and Culture			Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? The fields form the backdrop to the Newbottle Conservation Area (hilltop settlement).	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Fundamental Green Infrastructure corridor connection from the Moors Burn to Elba Park and surrounding parts. A public right of way crosses the north of the site.	
						Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
Flooding			Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area. Part of the site lies within Flood Zone 2 and is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Limited accessibility.		Assess issues. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	
						Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone
Ground Conditions & Contamination			Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		An electricity pylon crosses part of the site. The site also lies within a Coal Referral Area.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Pasture / agriculture. 242 20dppha		
						Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site Appraisal Conclusion Not suitable for development, due to fundamental impact on Settlement Break, as well as significant flooding and infrastructure concerns to overcome.		Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development	✓ ✓ ✓

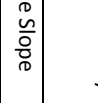

SLR Ref: SHLAA Ref: 386		Site Area: 9.10ha		Site Location: Sedgelethch Site 2, Blind Lane, Fence Houses		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100	
Present Land Use: Pasture		Adjacent Uses: pasture, housing, sewage works		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?			
Site Photos				Designations Map				Settlement Break Separation Though both the full geographical areas of Fence Houses and Houghton-le-Spring have evolved and expanded over time, these two areas have remained distinct and physically separate, supported by this Settlement Break which provides an important green wedge between the two communities. This land acts as a functional floodplain and is part of a Critical Drainage Area. It provides an important wildlife and Green Infrastructure corridor, linking to and supporting the Moors Burn floodplain, Elba Park and Herrington Burn, Rainton Burn and Rainton Meadows. The boundaries to the Settlement Break are well defined and no land within the area at all would appear appropriate for development.									
																	
Key Designations: UDP CN6 Settlement Break EN10 White Land CN15 Great North Forest EN11 Flood Risk Areas HA28.1 Central Route				Adjacent Designations:				Cumulative Impact									
				<ul style="list-style-type: none"> • Residential • Employment land • Pasture • Greenspace 				<ul style="list-style-type: none"> • Within Critical Drainage Area • Local Road Network • School capacity 									
Landscape and Townscape						Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land		Ancient Woodland		Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS)	
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?			
		Grade 2 or 3a Agricultural Land		?				Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS)			
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
Agricultural land quality not known.						Key wildlife corridor connection from the Moors Burn to Elba Park, Herrington Burn and Newbottle area. Adjacent to ponds with evidence of priority species along the burn, as well as roosting in the area.											



Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Fundamental Green Infrastructure corridor connection from the Moors Burn to Elba Park and surrounding parts.			
Flooding							
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area, and approximately one third of the site lies within the Moors Burn functional floodplain. Beyond these Flood Zones, parts are also affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities in Houghton town centre.	Access from the north. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.		
Ground Conditions & Contamination							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		An electricity pylon follows the eastern boundary of the site. The site also lies within a Coal Referral Area.		Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Pasture / agriculture 136 20dppha		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site Appraisal Conclusion Not suitable for development, due to fundamental impact to Settlement Break, as well as significant flooding and infrastructure concerns.				

SLR Ref: SHLAA Ref: 387		Site Area: 1.23ha		Site Location: Land at Sedgelytch Site 3		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield % 0 Greenfield % 100			
Present Land Use: Pasture Adjacent Uses: Industrial, floodplain		Site appraised for: Residential		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Urban? <input type="checkbox"/> Urban fringe? <input checked="" type="checkbox"/> Open countryside? <input type="checkbox"/>			
Site Photos  				Designations Map 				Settlement Break Separation Though both the full geographical areas of Fence Houses and Houghton-le-Spring have evolved and expanded over time, these two areas have remained distinct and physically separate, supported by this Settlement Break which provides an important green wedge between the two communities. This land acts as a functional floodplain and is part of a Critical Drainage Area. It provides an important wildlife and Green Infrastructure corridor, linking to and supporting the Moors Burn floodplain, Elba Park and Herrington Burn, Rainton Burn and Rainton Meadows. The boundaries to the Settlement Break are well defined and no land within the area at all would appear appropriate for development.			
Key Designations: UDP CN6 Settlement Break HA28.1 Central Route EN11 Flood Risk Areas CN15 Great North Forest				Adjacent Designations: • Employment land • Pasture / agriculture • Greenspace				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/> Medium Impact - mitigation required <input type="checkbox"/> High Impact - significant mitigation required <input type="checkbox"/>			
Landscape and Townscape				Biodiversity				Cumulative Impact • Within Critical Drainage Area • Local Road Network • School capacity			
Category 1: Significant Constraints		Grade 1 Agricultural Land Ancient Woodland		Agricultural land quality not known.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR)		Key wildlife corridor connection from the Moors Burn to Elba Park, Herrington Burn and Newbottle area. Evidence of priority species along the stream and roosting in the area.	
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		?		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/> Medium Impact - mitigation required <input type="checkbox"/> High Impact - significant mitigation required <input type="checkbox"/>	
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/> Medium Impact - mitigation required <input type="checkbox"/> High Impact - significant mitigation required <input type="checkbox"/>		Would the development of the site impact upon the connectivity of habitats?		Yes, would directly impact upon the Moors Burn corridor. <input checked="" type="checkbox"/>		Would the development of the site impact upon the connectivity of habitats?	
										<input checked="" type="checkbox"/>	



Historic Environment and Culture				Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Fundamental Green Infrastructure corridor connection from the Moors Burn to Elba Park and surrounding parts.	<input checked="" type="checkbox"/>	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>					
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Zero/Low Impact - no or minimal mitigation required
Flooding				Infrastructure and Services								
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input checked="" type="checkbox"/>	Lies within a Critical Drainage Area, partly within Flood Zone 3B and is also affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Fence Houses or Houghton town centre.	Access issues without Central Route. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	<input checked="" type="checkbox"/>	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required			
										Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
Ground Conditions & Contamination				Suitability and Deliverability								
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	Part of the site is subject to landfill. Site lies within a Coal Referral Area.	What is considered suitable on the site? Pasture How many homes could be provided? 28 How many jobs could the site provide for? 25dpha	Site is considered suitable for development	<input checked="" type="checkbox"/>	Site Appraisal Conclusion Not suitable for development due to fundamental impact to Settlement Break, as well as significant infrastructure and flooding concerns.	Site is considered potentially suitable for development	Site is not considered suitable for development				
									Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
									Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>





SLR Ref: SHLAA Ref: 388	Site Area: 0.98ha	Site Location: Land at Ennerdale Street, Low Moorsley		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100		
Present Land Use: Amenity greenspace Adjacent Uses: Housing and farm	Site appraised for: Residential			Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bourmooor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Site Photos 				Designations Map 							
Key Designations: UDP HAA.9 Housing site M5 Eastern Limit of Shallow Coalfield Area CN15 Great North Forest				Adjacent Designations:				<ul style="list-style-type: none"> Residential Agriculture 			
Cumulative Impact				<ul style="list-style-type: none"> Biodiversity / SSSI proximity Within Critical Drainage Area 							
Landscape and Townscape				Biodiversity							
Category 1: Significant Constraints	Grade I Agricultural Land	The site lies beside the Magnesian Limestone Escarpment, which is considered to be of high landscape value. Agricultural land quality not known.		Category 1: Significant Constraints	Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	The site lies on the edge of a wildlife corridor, and in proximity to a SSSI and LWS.					
	Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)			<input checked="" type="checkbox"/>			
Category 2: Constraints	Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)						
	Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?						
	Grade 2 or 3a Agricultural Land	?		Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>				
	Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)						
					Are there any known UK protected species/habitats on or adjacent to the site?						
					Wildlife Corridor		<input checked="" type="checkbox"/>				
					Would the development of the site impact upon the connectivity of habitats?		Yes, limited extent				
				Zero/Low Impact - no or minimal mitigation required							
				Medium Impact - mitigation required							
				High Impact - significant mitigation required							





Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms amenity greenspace and is linked to a Green Infrastructure corridor.	
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and Source Protection Zone. Part of the site is affected by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Hetton town centre.		Access from the north	
Ground Conditions & Contamination							
Site Topography	Predominantly Flat	No significant issues identified.		Suitability and Deliverability			
	Gentle Slope			What is considered suitable on the site? Residential	How many homes could be provided? 22	25dpha	How many jobs could the site provide for? 22
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required 		Site Appraisal Conclusion			
				Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Medium Impact - mitigation required	High Impact - significant mitigation required	Site is considered suitable for development 

SLR Ref: SHLAA Ref: 410	Site Area: 0.71ha	Site Location: Land at Blind Lane, Grasswell		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	
Present Land Use: Open space/allotment Adjacent Uses: Housing and greenspace	Site Photos 		Site appraised for: Residential	Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Designations Map 			Key Designations: UDP EN10 White Land	Adjacent Designations: • Greenspace • Residential	Cumulative Impact • Within Critical Drainage Area • Local Road Network • School capacity	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required		
Landscape and Townscape										
Category 1: Significant Constraints	Grade 1 Agricultural Land	No significant issues identified.								
	Ancient Woodland									
Category 2: Constraints	Area of High Landscape Value or Significance									
	Tree Preservation Order (TPO)									
	Grade 2 or 3a Agricultural Land									
	Area of Significant Historic Landscape	Zero/Low Impact - no or minimal mitigation required								
Biodiversity										
Category 1: Significant Constraints	Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))									
	Adverse impact on Site of Special Scientific Interest (SSSI)									
	Adverse impact on Local Nature Reserve (LNR)									
	Are there any known European protected species/habitats on or adjacent to the site?									
Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)									
	Adverse impact on Local Geodiversity Site (LGS)									
	Are there any known UK protected species/habitats on or adjacent to the site?									
	Wildlife Corridor									
Would the development of the site impact upon the connectivity of habitats?		No.		Zero/Low Impact - no or minimal mitigation required						
				Medium Impact - mitigation required						
				High Impact - significant mitigation required						
Evidence of priority species in vicinity of site.										





Historic Environment and Culture				Green Infrastructure										
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Forms part of a narrow Green Infrastructure corridor from Houghton Colliery to Newbottle. Site has provided allotments previously.								
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Flooding				Infrastructure and Services										
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation?		Access from Blind Lane. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.								
				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required	<input checked="" type="checkbox"/>	Medium Impact - mitigation required	<input checked="" type="checkbox"/>	High Impact – significant mitigation required	Within accessible location.							
				<input checked="" type="checkbox"/>				High Impact – significant mitigation required						
				Ground Conditions & Contamination				Suitability and Deliverability						
				Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope				<input checked="" type="checkbox"/>	No significant issues identified.	<input checked="" type="checkbox"/>	What is considered suitable on the site? Residential	22	34dpha	Site is considered suitable for development
				Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				<input checked="" type="checkbox"/>			How many homes could be provided? How many jobs could the site provide for?	22 34dpha	Site is considered potentially suitable for development	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	<input checked="" type="checkbox"/>	Site Appraisal Conclusion Suitable for development.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site is considered suitable for development							

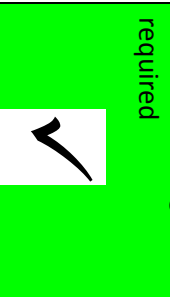






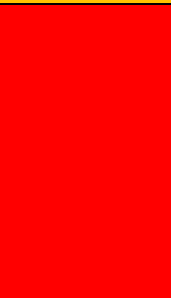
SLR Ref: SHLAA Ref: 411		Site Area: 0.4ha		Site Location: Land at Snippersgate, Easington Lane		Is the site in the Green Belt?		Brownfield %		Greenfield %		100					
Present Land Use: Pasture		Adjacent Uses: Housing and agriculture		Site appraised for: Residential		Is the site in a Settlement Break?		Urban?		Urban fringe?		Open countryside?					
Site Photos 				Designations Map 				Key Designations: UDP EN10 White Land CN15 Great North Forest		Adjacent Designations: • Residential • Agriculture		Cumulative Impact • Within Critical Drainage Area		<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bourm Moor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>			
Landscape and Townscape				Biodiversity				Brownfield %		Greenfield %		100					
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.				Urban?		Urban fringe?		Open countryside?					
		Ancient Woodland						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					
Category 2: Constraints		Area of High Landscape Value or Significance						Would the development of the site impact upon the connectivity of habitats?		Yes, to a limited extent.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Tree Preservation Order (TPO)						Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Wildlife Corridor		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	
		Grade 2 or 3a Agricultural Land		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		Wildlife Corridor		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
		Area of Significant Historic Landscape		Category 2: Constraints		Adverse impact on Local Geodiversity Site (LGS)		Wildlife Corridor		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
				Category 2: Constraints		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
				Category 2: Constraints		Are there any known European protected species/habitats on or adjacent to the site?		Wildlife Corridor		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
				Category 2: Constraints		Adverse impact on Local Nature Reserve (LNR)		Wildlife Corridor		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
				Category 2: Constraints		The site lies on the edge of a wildlife corridor, and there is evidence of priority species in vicinity of the area.		Wildlife Corridor		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			



Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site lies on the edge of a wide Green Infrastructure corridor.			
				Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and Source Protection Zone. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Easington Lane.	Road access issues.			
				Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding - % of land within 1 in 30 incidence (high) Surface Water Flooding - % of land within 1 in 100 incidence (medium) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact - significant mitigation required
Ground Conditions & Contamination			Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Pasture / agriculture 12 30dpha			
				Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Site Appraisal Conclusion Not suitable for development- encroachment into open countryside and access issues.						

SLR Ref: SHLAA Ref: 417		Site Area: 10.73ha		Site Location: Rear of Bee Hive PH, Coaley Lane, Newbottle		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100			
Present Land Use: Agriculture		Adjacent Uses: Agriculture, woodland and housing		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?					
Site Photos				Designations Map				<p>Settlement Break Separation</p> <p>This site forms part of a Settlement Break that seeks to keep separate Success, Newbottle and Burnside/Sunniside. It forms an important Green Infrastructure junction to the Moors Burn, and routes leading to Herrington Burn, Philadelphia and Houghton town centre. These fields were known as "the moor" and are historically linked to the old English village of Newbottle.</p> <p>Planning permission has recently been approved (subject to S106 agreements) for 277 houses on Settlement Break land immediately adjacent to the Holmelands Estate, north of Coaley Lane and beside the Beehive PH. The impact on the setting of Newbottle Conservation Area was considered in the design and considered to be acceptable in development terms. Furthermore, it was considered that the impact to the green infrastructure connectivity across the area was not unduly damaging, as none of the corridors are broken.</p> <p>Cumulative Impact</p> <ul style="list-style-type: none"> • Within Critical Drainage Area • Local Road Network • School capacity 											
																			
Key Designations: UDP CN6 Settlement Break EN10 White Land CN15 Great North Forest				Adjacent Designations:				<p>Zero/Low Impact - no or minimal mitigation required</p> <p>Medium Impact - mitigation required</p> <p>High Impact - significant mitigation required</p>											
																			
Landscape and Townscape				Agricultural land quality not known.				<p>Biodiversity</p> <p>Category 1: Significant Constraints</p> <p>Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p><i>Are there any known European protected species/habitats on or adjacent to the site?</i></p> <p>Category 2: Constraints</p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p> <p>Would the development of the site impact upon the connectivity of habitats?</p> <p>Yes, it narrows the wildlife corridors significantly.</p>											
Category 1: Significant Constraints																Grade I Agricultural Land			
Category 2: Constraints				Area of High Landscape Value or Significance				Tree Preservation Order (TPO)				Grade 2 or 3a Agricultural Land							
Area of Significant Historic Landscape				?				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
								Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			




Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? The fields form the backdrop to the Newbottle Conservation Area (hilltop settlement). The 19 th Century Betty Pit was located on this site.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Significant impact on Green Infrastructure corridor connection from the Moors Burn to Elba Park and surrounding parts. A public right of way forms the northern boundary of the site.		
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area. A small portion of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities in Houghton town centre.		Access from Coaley Lane. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.		
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		The site lies within a Coal Referral Area.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 277 34dpha			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Recently approved planning application that has addressed significant constraints.			
				Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development			

SLR Ref: SHLAA Ref: 421		Site Area: 1.53ha		Site Location: Land at Quarry House Lane, East Rainton		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100			
Present Land Use: Agriculture		Adjacent Uses: Housing and agriculture		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?					
Site Photos				Designations Map				Settlement Break Separation											
  								<p>The south-west portion of the Settlement Break (between East Rainton and Hetton-le-Hole) is 750m wide and the potential impact to both the green corridor and Settlement Break is not as clear-cut, therefore some minor infilling may be feasible.</p>				<p>The site forms part of a wildlife corridor linking Hetton Bogs and the open countryside / Magnesian Limestone Escarpment.</p>							
Key Designations:				Adjacent Designations:				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
UDP CN6 Settlement Break EN10 White Land CN15 Great North Forest				<ul style="list-style-type: none"> • Agriculture • Residential 				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>			
Landscape and Townscape				Biodiversity															
Category 1: Significant Constraints		Grade I Agricultural Land		The northern boundary of the site is subject to Tree Preservation Orders. Agricultural land quality not known.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))									
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)											
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)											
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?											
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Wildlife Site (LWS)											
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)											
								Are there any known UK protected species/habitats on or adjacent to the site?											
								Wildlife Corridor											
								Would the development of the site impact upon the connectivity of habitats? Yes, to a limited extent.											
								Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	



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








SLR Ref: SHLAA Ref: 422		Site Area: 4.35ha		Site Location: Land east of Markle Grove, East Rainton		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100							
Present Land Use: Agriculture Adjacent Uses: Housing, agriculture, sports field		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>				Urban?				Urban fringe?		<input checked="" type="checkbox"/>		Open countryside?					
Site Photos 				Designations Map 				Settlement Break Separation The principle aim of the Settlement Break has worked. The Settlement Break has helped to retain East Rainton's distinct character, and has also stopped Rainton Bridge and Hetton-le-Hole from sprawling (in terms of development), focusing new development within the existing urban boundary wherever feasible. The westernmost portion of the Settlement Break may have scope for some minor infilling. The Settlement Break is 500m wide between East Rainton and Rainton Bridge. The land is not subject to hydrology concerns or other significant constraints, other than the inclusion within the Critical Drainage Area. Moreover, small-scale development could help to retain local facilities, including the primary school. Any development here would reaffirm the view that any further development within the remainder of this part of the Settlement Break would have a major adverse impact and should be resisted.				Cumulative Impact <ul style="list-style-type: none">Biodiversity / SSSI proximityWithin Critical Drainage Area											
Key Designations: UDP CN6 Settlement Break EN10 White Land CN15 Great North Forest CN23 Wildlife Corridors				Adjacent Designations: <ul style="list-style-type: none">AgricultureResidentialCricket fieldWoodland				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required							
Landscape and Townscape				Agricultural land quality not known.				Biodiversity				The site forms part of a wildlife corridor, north-south between Moorsley and Hetton Bogs, and also west-east between Hetton Bogs and Rainton Meadows. The impact to the latter corridor is highly significant, although the existing divisive impact of the A690 to this corridor is also recognised. Priority species are also found within or in close proximity to the site. Existing hedgerows provide important habitat.											
Category 1: Significant Constraints		Grade I Agricultural Land				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))															
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)															
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)															
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?															
		Grade 2 or 3a Agricultural Land		?		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>													
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)															
Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
				<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>							
Would the development of the site impact upon the connectivity of habitats?				Yes																			



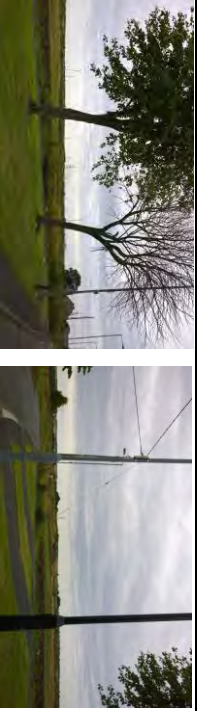
Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Part of the site falls within the boundary of the historic village of East Rainton, and there is additional archaeological interest relating to the nearby former pit and mineral line, along the site's eastern boundary.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			The site forms part of a Green Infrastructure corridor linking Rainton Meadows and Hetton Bogs- although it is recognised that links on the ground are limited due to the A690.	
	Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓				Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor		✓
Flooding				Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and a small part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access to be taken from Old Durham Road with traffic calming provided	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone							
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Sloping site.	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 96 29dpha	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)							
Site Appraisal Conclusion				Site Appraisal Conclusion				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				

SLR Ref: SHLAA Ref: 423		Site Area: 3.68ha		Site Location: Market Place, Houghton-le-Spring		Is the site in the Green Belt?		Brownfield %		Greenfield %		100					
Present Land Use: Pasture						YES <input checked="" type="checkbox"/>		Urban?		0		Open countryside?					
Adjacent Uses: Agriculture, allotments, employment						NO <input type="checkbox"/>		Urban fringe?		✓		No impact					
Site Photos				Site appraised for: Residential				Is the site in a Settlement Break?		Would development on this site impact upon the five purposes of the Green Belt?							
								YES <input type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?		✓		<input type="checkbox"/>			
				Key Designations: UDP CN2/3/4/5 Green Belt HA2.2 Proposed Employment Area CN15 Great North Forest				NO <input checked="" type="checkbox"/>		2. Safeguard the countryside from further encroachment?		✓		<input type="checkbox"/>			
				Adjacent Designations:				Green Belt Separation		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourne Moor?		✓		<input checked="" type="checkbox"/>			
				<ul style="list-style-type: none"> • Agriculture • Employment land • Allotments • Greenspace • Woodland 				Cumulative Impact		4. Preserve the special & separate characteristics of historic settlements?		✓		<input type="checkbox"/>		<input checked="" type="checkbox"/>	
				<ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network • School capacity 				Biodiversity		5. Assist in the regeneration of the urban area?		✓		<input type="checkbox"/>		<input type="checkbox"/>	
Landscape and Townscape				Category 1: Significant Constraints				Category 1: Significant Constraints		Part of a wildlife corridor, providing an important buffer to the adjacent SSSI, LWS and LGS.							
				Grade I Agricultural Land				Adverse impact on European sites [Bamarr Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]									
				Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)									
				Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)									
Category 2: Constraints				Tree Preservation Order (TPO)				Adverse impact on Local Wildlife Site (LWS)									
				Grade 2 or 3a Agricultural Land				Adverse impact on Local Geodiversity Site (LGS)									
				?				Are there any known UK protected species/habitats on or adjacent to the site?									
				Area of Significant Historic Landscape				Wildlife Corridor									
				Zero/Low Impact - no or minimal mitigation required				Would the development of the site impact upon the connectivity of habitats?		Yes							
				Medium Impact - mitigation required				Yes		✓							
				High Impact - significant mitigation required				Yes		✓							

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Forms the edge of a Green Infrastructure corridor.	
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The northern part of the site lies within the Source Protection Zone, and the southern part of the site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities are at Houghton town centre.		Access issues. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	
Ground Conditions & Contamination							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.		Suitability and Deliverability			
				What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture / employment 65 24dpha	Site is considered suitable for development	Site is considered potentially suitable for development
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>	Medium Impact - mitigation required	Site Appraisal Conclusion			
				Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Not suitable for development- site is partly located within the Green Belt, and partly forms employment land with limited road access.	Site is considered suitable for development <input checked="" type="checkbox"/>	

SLR Ref: SHLAA Ref: 425		Site Area: 0.47ha		Site Location: Electric Crescent Allotments, Philadelphia		Is the site in the Green Belt?		Brownfield %		Greenfield %		100			
Present Land Use: Allotments		Adjacent Uses: Housing, employment land		Site appraised for: Residential		Is the site in a Settlement Break?		Urban?		Urban fringe?		Open countryside?			
Site Photos 				Designations Map 				Key Designations: UDP L1/7/9 Open space		Adjacent Designations:		<ul style="list-style-type: none"> • Residential • Employment land 			
Landscape and Townscape				Biodiversity				Cumulative Impact							
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.				Category 1: Significant Constraints		No significant issues identified.					
		Ancient Woodland						Category 1: Significant Constraints							
Category 2: Constraints		Area of High Landscape Value or Significance		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Category 2: Constraints		No significant issues identified.					
		Tree Preservation Order (TPO)		Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)		Category 2: Constraints							
		Grade 2 or 3a Agricultural Land		Category 1: Significant Constraints		Adverse impact on Local Nature Reserve (LNR)		Category 2: Constraints		No significant issues identified.					
		Area of Significant Historic Landscape		Category 1: Significant Constraints		Are there any known European protected species/habitats on or adjacent to the site?		Category 2: Constraints							
				Category 1: Significant Constraints		Adverse impact on Local Wildlife Site (LWS)		Category 2: Constraints		No significant issues identified.					
				Category 1: Significant Constraints		Adverse impact on Local Geodiversity Site (LGS)		Category 2: Constraints							
				Category 1: Significant Constraints		Are there any known UK protected species/habitats on or adjacent to the site?		Category 2: Constraints		No significant issues identified.					
				Category 1: Significant Constraints		Wildlife Corridor		Category 2: Constraints							
				Category 1: Significant Constraints		Would the development of the site impact upon the connectivity of habitats?		Category 2: Constraints		No significant issues identified.					
				Category 1: Significant Constraints		No.		Category 2: Constraints							
				Category 1: Significant Constraints		Zero/Low Impact - no or minimal mitigation required		Category 2: Constraints		No significant issues identified.					
				Category 1: Significant Constraints		Medium Impact - mitigation required		Category 2: Constraints							
				Category 1: Significant Constraints		High Impact - significant mitigation required		Category 2: Constraints		No significant issues identified.					
				Category 1: Significant Constraints		Zero/Low Impact - no or minimal mitigation required		Category 2: Constraints							
				Category 1: Significant Constraints		Medium Impact - mitigation required		Category 2: Constraints		No significant issues identified.					
				Category 1: Significant Constraints		High Impact - significant mitigation required		Category 2: Constraints							



Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? The site is located adjacent the grade II listed building, former NCB Power Station.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Existing allotment site (14 plots).	
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
Flooding			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required			High Impact - significant mitigation required 	
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.			High Impact - significant mitigation required 			High Impact - significant mitigation required 	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required 		Medium Impact - mitigation required			High Impact - significant mitigation required		
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.			What is considered suitable on the site? Allotments		14 33dpha		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 			Medium Impact - mitigation required			Site is considered suitable for development	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	High Impact - significant mitigation required			High Impact - significant mitigation required			Site is not considered suitable for development 	
Site Appraisal Conclusion				Not suitable for development - existing allotments to be retained.				


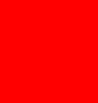


SLR Ref:		Site Area: 0.46ha		Site Location: Land at Forest Estate, Forest Lane, Easington Lane		Is the site in the Green Belt?		Brownfield %		Greenfield %		0			
SHLAA Ref: 437						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input checked="" type="checkbox"/> Urban fringe?		<input type="checkbox"/> Urban? <input type="checkbox"/> Urban fringe?		<input type="checkbox"/> Open countryside? <input type="checkbox"/> No impact			
Present Land Use: Vacant land				Adjacent Uses: Housing and vacant land				Is the site in a Settlement Break?				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.			
Site Photos				Designations Map				Cumulative Impact							
								<ul style="list-style-type: none"> • Within Critical Drainage Area 							
Key Designations: UDP EN10 White Land				Adjacent Designations: • Residential											
															
Landscape and Townscape															
Category 1: Significant Constraints				Grade 1 Agricultural Land				No significant issues identified.							
				Ancient Woodland											
Category 2: Constraints				Area of High Landscape Value or Significance											
				Tree Preservation Order (TPO)											
				Grade 2 or 3a Agricultural Land											
				Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required				<input checked="" type="checkbox"/>			
								Medium Impact - mitigation required				<input type="checkbox"/>			
								High Impact - significant mitigation required				<input type="checkbox"/>			
								Would the development of the site impact upon the connectivity of habitats?				No.			
												Zero/Low Impact - no or minimal mitigation required			
												Medium Impact - mitigation required			
												High Impact - significant mitigation required			



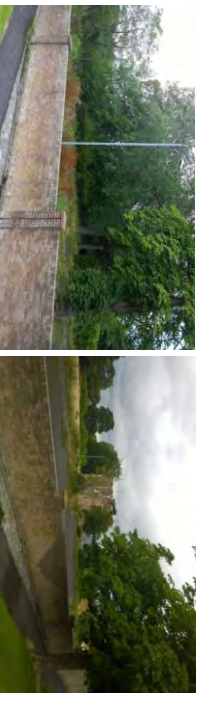
Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints	Historic Park or Garden (EH List)		No significant issues identified.		
	World Heritage Site & Setting (+ candidate)				Village Green				
Category 2: Constraints	Grade I/Grade II* Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Grade II listed Building/Structure			Natural greenspace					
Category 1: Significant Constraints	Archaeological Site (Known & potential)		Category 2: Constraints	Allotment		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Conservation Area			Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor					
Flooding				Infrastructure and Services					
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site lies within a Critical Drainage Area and Source Protection Zone. Medium incidence potential of groundwater flooding.	Is there road capacity for site traffic generation?		Access from the north or east	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Flood Risk Zone 3A (High Vulnerability)			Is there water and sewerage capacity for site requirements?					
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Within accessible location.	Is there education/community/health facility capacity for site requirements?		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Groundwater Flooding	✓		What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?					
	Surface Water Flooding – % of land within 1 in 30 incidence (high)								
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)								
Category 2: Constraints	Surface Water Flooding – % of land within 1 in 1000 incidence (less)		Site Appraisal Conclusion	What is considered suitable on the site?	Residential	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
	Critical Drainage Area	✓		How many homes could be provided?	14				34dpha
	Source Protection Zone	✓		How many jobs could the site provide for?					
Ground Conditions & Contamination				Suitability and Deliverability					
Site Topography	Predominantly Flat	✓	No significant issues identified.	Potentially suitable for development		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
	Gentle Slope								
	Undulating								
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
	Electricity Pylon (+ 10m buffer zone)								
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Zero/Low Impact - no or minimal mitigation required			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
	Landfill sites, Contaminated land								
	Minerals Legacy (quarries and coal mining)								
	Minerals Safeguarded Area								
	High Voltage electricity line(+10m buffer zone)								

SLR Ref:	Site Area: 2.96ha	Site Location: Land at Cragdale Gardens, Low Moorsley		Brownfield %	0	Greenfield %	100
SHLAA Ref: 440				Urban?		Urban fringe?	<input checked="" type="checkbox"/>
Present Land Use: Amenity greenspace				Open countryside?		Impact	No impact
Adjacent Uses: Housing, golf course, agriculture	Site appraised for: Residential			Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.			
Site Photos		Designations Map		Key Designations: <ul style="list-style-type: none"> UDP HA11.2 New Open Space EN10 White Land HA28.2 Hetton Bypass M5 Eastern Limit of Shallow Coalfield Area CN15 Great North Forest Adjacent Designations: <ul style="list-style-type: none"> Residential Agriculture Golf Course 			
Landscape and Townscape				Biodiversity			
Category 1: Significant Constraints	Grade I Agricultural Land	No significant issues identified.					
	Ancient Woodland						
Category 2: Constraints	Area of High Landscape Value or Significance	Category 1: Significant Constraints <ul style="list-style-type: none"> Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor 					
	Tree Preservation Order (TPO)						
	Grade 2 or 3a Agricultural Land						
Area of Significant Historic Landscape	Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 2: Constraints <ul style="list-style-type: none"> Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor 			
				Would the development of the site impact upon the connectivity of habitats? Yes, to a limited extent.			
		Site lies near to ponds and LWS, and also forms the edge of a wildlife corridor.		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>			
				Medium Impact - mitigation required <input checked="" type="checkbox"/>			
				High Impact - significant mitigation required			



Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site provides amenity greenspace, and forms the edge of a Green Infrastructure corridor.			
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
Flooding				Infrastructure and Services					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and Source Protection Zone. A small part of the site is affected by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Houghton town centre.		New access road runs through the site			
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required
Ground Conditions & Contamination				Suitability and Deliverability					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	✓	What is considered suitable on the site? Residential		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
				Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Potentially suitable for development				✓	

SLR Ref: SHLAA Ref: 444		Site Area: 5.66ha		Site Location: Land at Biddick Woods		YES <input checked="" type="checkbox"/>		Brownfield % 0		Greenfield % 100		Open countryside? <input checked="" type="checkbox"/>			
Present Land Use: Pasture Adjacent Uses: Woodland, railway, housing		Site appraised for: Residential		Is the site in the Green Belt? NO <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Urban?		Urban fringe?		Impact No impact			
Site Photos 		Designations Map 		Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest		Adjacent Designations: • Woodland • Former railway line • Greenspace		Cumulative Impact • Within Critical Drainage Area		1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>		2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/>		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/>	
Is the site in a Settlement Break? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Green Belt Separation In terms of core Green Belt purpose, this area helps to prevent countryside encroachment and check the sprawl of the built-up area westwards between Shiny Row and Chester-le-Street/Bournmoor (Green Belt continues westwards into County Durham). The site also forms part of a green infrastructure corridor linking Elba Park with the River Wear, although the Leamside Line separates the site to a minor extent from the wider corridor to the west within the Lambton Estate. It falls within a Critical Drainage Area and is partly affected by surface water flooding. The site already has good road access, but is located alongside the former Leamside railway line, which could reopen in the future.		4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>		5. Assist in the regeneration of the urban area? <input checked="" type="checkbox"/>		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>			
Landscape and Townscape				Biodiversity				The site forms part of a wildlife corridor and acts as a buffer zone to the adjacent Local Wildlife Site. Evidence of priority species in (and in vicinity of) site.							
Category 1: Significant Constraints		Grade I Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Category 1: Significant Constraints		Adverse impact on European protected species/habitats on or adjacent to the site?		Zero/Low Impact - no or minimal mitigation required			
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)				Are there any known UK protected species/habitats on or adjacent to the site?		Medium Impact - mitigation required			
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)				Wildlife Corridor		High Impact - significant mitigation required			
		Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?				Would the development of the site impact upon the connectivity of habitats?		Medium Impact - mitigation required			
		Grade 2 or 3a Agricultural Land		?		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>		Yes.		High Impact - significant mitigation required			
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		High Impact - significant mitigation required			



Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Adjacent to the former Leamside line.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms part of a north-south Green Infrastructure corridor linking the River Wear to Elba Park. Amenity greenspace grass verges alongside the existing road.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required 
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Suitability and Deliverability What is considered suitable on the site? Pasture How many homes could be provided? 85 How many jobs could the site provide for? 20dpha Site Appraisal Conclusion Site forms part of the Green Belt.	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - potentially suitable for development
Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Difficult to establish acceptable highway layout, poor accessibility for non-motorised users.	

SLR Ref:		Site Area: 1.52ha		Site Location: Penshaw House, Station Road, Penshaw		Is the site in the Green Belt?		YES <input type="checkbox"/>		Brownfield %		50		Greenfield %		50									
SHLAA Ref: 448						Is the site in a Settlement Break?		NO <input checked="" type="checkbox"/>		Urban?		50 <input checked="" type="checkbox"/>		Urban fringe?		Open countryside?									
Present Land Use: Listed building / children's home				Site appraised for: Residential				Would development on this site impact upon the five purposes of the Green Belt?				Impact				No impact									
Adjacent Uses: Housing, road								1. Check unrestricted sprawl of the built-up area?				<input type="checkbox"/>				<input type="checkbox"/>									
Site Photos				Designations Map				2. Safeguard the countryside from further encroachment?				<input type="checkbox"/>				<input type="checkbox"/>									
								3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?				<input type="checkbox"/>				<input type="checkbox"/>									
				Key Designations: UDP EN10 White Land				4. Preserve the special & separate characteristics of historic settlements?				<input type="checkbox"/>				<input type="checkbox"/>									
				Adjacent Designations:				5. Assist in the regeneration of the urban area?				<input type="checkbox"/>				<input type="checkbox"/>									
				<ul style="list-style-type: none"> Residential Road 				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.				<input type="checkbox"/>				<input type="checkbox"/>									
Landscape and Townscape				No significant issues identified.				Cumulative Impact				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required					
Category 1: Significant Constraints		Grade 1 Agricultural Land				Biodiversity				Evidence of priority species roosting and foraging in area..				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
		Ancient Woodland				Category 1: Significant Constraints				Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				<input type="checkbox"/>				<input type="checkbox"/>				<input type="checkbox"/>			
		Area of High Landscape Value or Significance				Adverse impact on Site of Special Scientific Interest (SSSI)				<input type="checkbox"/>				<input type="checkbox"/>				<input type="checkbox"/>							
Category 2: Constraints		Tree Preservation Order (TPO)				Adverse impact on Local Nature Reserve (LNR)				<input type="checkbox"/>				<input type="checkbox"/>				<input type="checkbox"/>							
		Grade 2 or 3a Agricultural Land				Are there any known European protected species/habitats on or adjacent to the site?				<input checked="" type="checkbox"/>				<input type="checkbox"/>				<input type="checkbox"/>							
		Area of Significant Historic Landscape				Category 2: Constraints				Adverse impact on Local Wildlife Site (LWS)				<input type="checkbox"/>				<input type="checkbox"/>							
						Adverse impact on Local Geodiversity Site (LGS)				<input type="checkbox"/>				<input type="checkbox"/>				<input type="checkbox"/>							
						Are there any known UK protected species/habitats on or adjacent to the site?				<input type="checkbox"/>				<input type="checkbox"/>				<input type="checkbox"/>							
						Wildlife Corridor				<input type="checkbox"/>				<input type="checkbox"/>				<input type="checkbox"/>							
						Would the development of the site impact upon the connectivity of habitats?				No.				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>							



Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Site contains grade II listed building Penshaw House and its walled garden.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Amenity greenspace within the grounds of the former children's home.		
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		A small part of the site is affected by 1:100 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Existing access from the north ease		
Ground Conditions & Contamination							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 15 11dpha			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site Appraisal Conclusion Site considered suitable for development		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development

SLR Ref: SHLAA Ref: 458		Site Area: 2.34ha		Site Location: Phase 3 Dubmire Industrial Estate		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100			
Present Land Use: Pasture (unused employment land) Adjacent Uses: Employment land, pasture				Site appraised for: Residential and Employment				Is the site in a Settlement Break?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact			
Site Photos 				Designations Map 				Cumulative Impact				1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>		<input type="checkbox"/>					
Key Designations: UDP HA1.3 Employment land EN11 Flood Risk Areas				Adjacent Designations:				• Within Critical Drainage Area		• Local Road Network		2. Safeguard the countryside from further encroachment?		<input type="checkbox"/>		<input type="checkbox"/>					
• Pasture				• Employment land		• School capacity		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor?		<input type="checkbox"/>		<input type="checkbox"/>		4. Preserve the special & separate characteristics of historic settlements?		<input type="checkbox"/>		<input type="checkbox"/>			
• Pasture				• Employment land		• School capacity		5. Assist in the regeneration of the urban area?		<input type="checkbox"/>		<input type="checkbox"/>		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		<input type="checkbox"/>		<input type="checkbox"/>			
Landscape and Townscape				Biodiversity				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input type="checkbox"/>		Adverse impact on Site of Special Scientific Interest (SSSI)		<input type="checkbox"/>		Adverse impact on Local Nature Reserve (LNR)		<input type="checkbox"/>	
Category 1: Significant Constraints				Grade I Agricultural Land		Ancient Woodland		Adverse impact on Local Wildlife Site (LWS)		<input type="checkbox"/>		Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>		Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>			
Category 2: Constraints				Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Adverse impact on Local Wildlife Site (LWS)		<input type="checkbox"/>		Are there any known European protected species/habitats on or adjacent to the site?		<input type="checkbox"/>		Wildlife Corridor		<input checked="" type="checkbox"/>			
				Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)		<input type="checkbox"/>		Would the development of the site impact upon the connectivity of habitats?		Yes, site forms the edge of the Moors Burn wildlife corridor.							
				Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>			
				Zero/Low Impact - no or minimal mitigation required		<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>							
				No significant issues identified.				The site forms part of the Moors Burn wildlife corridor, and has evidence of priority habitats and species on site, within the burn, and roosting in the area.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>					


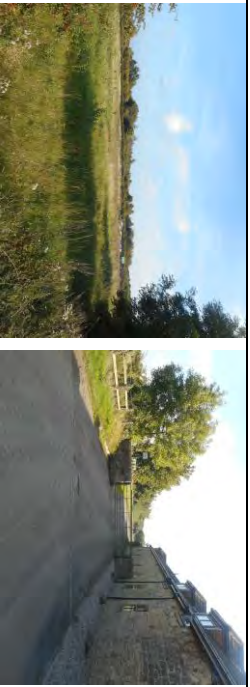
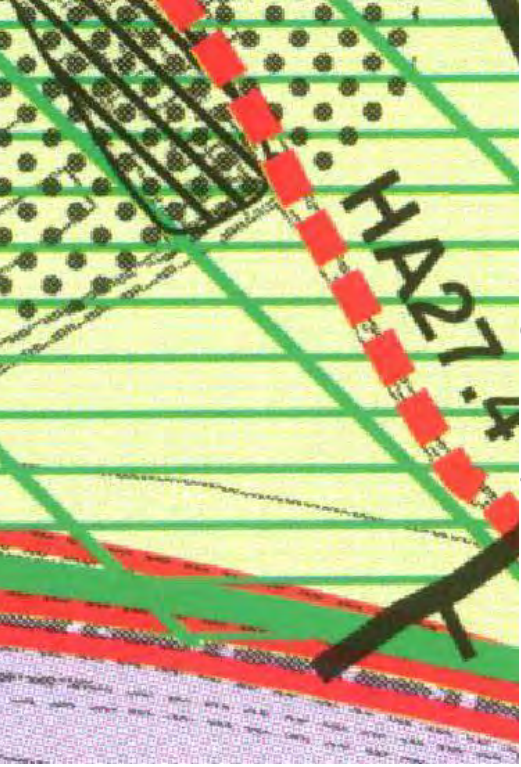
Historic Environment and Culture				Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Minor archaeological significance (mill race to nearby mill).	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Site forms informal natural greenspace (not on Greenspace Audit), and the western edge of the Green Infrastructure corridor separating Fence Houses and Houghton-le-Spring.					
	Category 2: Constraints Grade II listed Building/Structure Conservation Area					Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment						
	Archaeological Site (Known & potential)	✓			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required		High Impact - significant mitigation required	Is the proposed development site designated as open space or playing fields? No.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
Flooding				Infrastructure and Services								
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	✓	Site lies within a Critical Drainage Area and the eastern edge is partly within a functional floodplain. Part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Medium Impact - mitigation required	High Impact - significant mitigation required	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Fence Houses / Dubnivre.	Existing access through industrial estate. The Newbottle, Dubnivre and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required			
	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone									✓	Zero/Low Impact - no or minimal mitigation required	High Impact - significant mitigation required
Ground Conditions & Contamination				Suitability and Deliverability								
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	Site lies within a Coal Referral Area.	Medium Impact - mitigation required	High Impact - significant mitigation required	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment 53 30dpha	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development Residential			
	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)									Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)									✓	Medium Impact - mitigation required	High Impact - significant mitigation required
Site Appraisal Conclusion Land is allocated for employment land and not currently considered suitable for residential development. The Employment Land Review indicates that the Council may wish to reconsider employment allocation in this location, however it is unlikely that the site could be delivered for housing in isolation.												



SLR Ref: SHLAA Ref: 459		Site Area: 4.58ha		Site Location: Phase 3 and 4 Dubmire Industrial Estate		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0			
Present Land Use: Employment land and housing Adjacent Uses: Employment land and housing				Site appraised for: Residential & Employment				Is the site in a Settlement Break?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact			
Site Photos 				Designations Map 				Cumulative Impact		<ul style="list-style-type: none"> • Within Critical Drainage Area • Local Road Network • School capacity 		<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p>		<input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/>	
Key Designations: UDP HA1.3 Employment land				Adjacent Designations:				<ul style="list-style-type: none"> • Employment land • Residential 		<p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>											
Landscape and Townscape				Biodiversity																	
Category 1: Significant Constraints		Grade 1 Agricultural Land		No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				The site lies within proximity to ponds with priority species, and also close to roosting sites.							
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)													
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)													
		Tree Preservation Order (TPO)						Adverse impact on known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>											
		Grade 2 or 3a Agricultural Land		Adverse impact on Local Wildlife Site (LWS)				Category 2: Constraints		Adverse impact on Local Geodiversity Site (LGS)											
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		<input checked="" type="checkbox"/>		Would the development of the site impact upon the connectivity of habitats?		No.											
				Medium Impact - mitigation required																	
				High Impact - significant mitigation required																	

Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.			
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
Flooding			Infrastructure and Services						
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area. The site is also affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities are at Fence Houses / Dubnirre.	Access from the south. The Newbottle, Dubnirre and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.		
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required
Ground Conditions & Contamination				Suitability and Deliverability					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	The site lies within a Coal Referral Area. Existing employment land (potential contamination).	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment 133 39dpha		
						Site Appraisal Conclusion			
						Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Site is currently allocated for employment use. Employment Land Review recommends that land is retained for employment use. Housing development would therefore be inappropriate.	Site is considered suitable for development	Site is considered potentially suitable for development


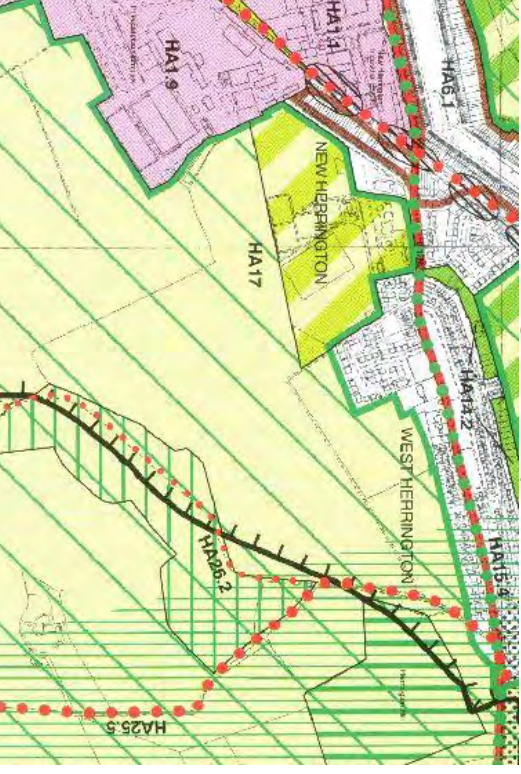
SLR Ref: SHLAA Ref: 460	Site Area: 4.00ha	Site Location: Britannia Terrace Allotments (also known as North of Black Boy Rd – site B).		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100																									
Present Land Use: Allotments Adjacent Uses: Housing and greenspace	Site appraised for: Residential	Site Photos 		Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																								
Designations Map 		Key Designations: UDP L1/7/9 Existing open space	Adjacent Designations: <ul style="list-style-type: none"> Residential Pasture 	Cumulative Impact <ul style="list-style-type: none"> Biodiversity / SSSI proximity Within Critical Drainage Area Local Road Network School capacity 																														
Landscape and Townscape				Biodiversity																														
Category 1: Significant Constraints	Grade I Agricultural Land Ancient Woodland	No significant issues identified.																																
Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land	<table border="1"> <tr> <td>Category 1: Significant Constraints</td> <td>Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Site of Special Scientific Interest (SSSI)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Nature Reserve (LNR)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known European protected species/habitats on or adjacent to the site?</td> <td></td> </tr> <tr> <td>Category 2: Constraints</td> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Geodiversity Site (LGS)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known UK protected species/habitats on or adjacent to the site?</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Wildlife Corridor</td> <td><input checked="" type="checkbox"/></td> </tr> </table>									Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))			Adverse impact on Site of Special Scientific Interest (SSSI)			Adverse impact on Local Nature Reserve (LNR)			Are there any known European protected species/habitats on or adjacent to the site?		Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>		Wildlife Corridor	<input checked="" type="checkbox"/>
Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))																																	
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	Adverse impact on Local Geodiversity Site (LGS)																																	
	Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>																																
	Wildlife Corridor	<input checked="" type="checkbox"/>																																
	Area of Significant Historic Landscape	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Would the development of the site impact upon the connectivity of habitats?	Yes, to the Black Boy Rd area.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Site is linked to wider wildlife corridor to the south. Evidence of priority species in vicinity of area.																								

Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Archaeological significance to the northern half of the site.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			The site forms the Britannia Terrace allotments (restrictive covenant affecting site to 2017).				
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)			Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor			Zero/Low Impact - no or minimal mitigation required				
Flooding				Infrastructure and Services							
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			The site lies within a Critical Drainage Area and is affected in places by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.			Access from north west corner. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.				
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			
Ground Conditions & Contamination				Suitability and Deliverability							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 60 20dpha	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			




SLR Ref:	Site Area: 0.85ha	Site Location: Land east of The Granaries, Offerton		Is the site in the Green Belt?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Brownfield %	50	Greenfield %	50	Open countryside?	✓
SHLAA Ref: 464	Present Land Use:	Site Photos	Site appraised for:	Is the site in a Settlement Break?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Urban?	Urban fringe?	Impact	No impact		
Adjacent Uses:		Residential		Green Belt Separation		<p>In terms of core Green Belt purpose, this Field helps to prevent countryside encroachment and urban sprawl. It lies on the edge of the hamlet of Offerton, forming part of the strategic green infrastructure and wildlife corridor between Sunderland and Houghton-le-Spring. It forms part of the Magnesian Limestone Escarpment.</p> <p>1. Check unrestricted sprawl of the built-up area? ✓</p> <p>2. Safeguard the countryside from further encroachment? ✓</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor? ✓</p> <p>4. Preserve the special & separate characteristics of historic settlements? ✓</p> <p>5. Assist in the regeneration of the urban area? ✓</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>						
 				Cumulative Impact		<p>Zero/Low Impact - no or minimal mitigation required</p> <p>Medium Impact - mitigation required</p> <p>High Impact - significant mitigation required</p>						
Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors M5 Eastern Limit of Shallow Coalfield Area		Adjacent Designations: <ul style="list-style-type: none"> • Agriculture • Residential • Dual carriageway 		Biodiversity		<p>The site lies within a wildlife corridor, and has potential to support farmland birds..</p> <p>Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site?</p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p>						
Landscape and Townscape Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		The site lies along the eastern boundary of the historic village of Offerton, and within an area of higher landscape value, associated with the Magnesian Limestone Escarpment and River Wear valley.		Category 1: Significant Constraints Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		<p>Zero/Low Impact - no or minimal mitigation required</p> <p>Medium Impact - mitigation required</p> <p>High Impact - significant mitigation required</p>						
Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Area of Significant Historic Landscape		Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		<p>Zero/Low Impact - no or minimal mitigation required</p> <p>Medium Impact - mitigation required</p> <p>High Impact - significant mitigation required</p>						
Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Area of Significant Historic Landscape		Category 1: Significant Constraints Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		<p>Zero/Low Impact - no or minimal mitigation required</p> <p>Medium Impact - mitigation required</p> <p>High Impact - significant mitigation required</p>						

SLR Ref: SHLAA Ref: 465	Site Area: 23.94ha	Site Location: Land adjacent to Herrington Country Park		Is the site in the Green Belt?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Brownfield %	0	Greenfield %	100												
Present Land Use: Agriculture Adjacent Uses: Housing, Country Park		Site appraised for: Residential		Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt?		Impact	No impact												
Site Photos 		Designations Map 		Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest		Adjacent Designations: • Residential • Country Park		Cumulative Impact • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network • School capacity		<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>											
Landscape and Townscape				Biodiversity																	
Category 1: Significant Constraints		Grade I Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	
		Ancient Woodland				Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	
		Area of High Landscape Value or Significance		✓		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	
		Tree Preservation Order (TPO)				Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	
		Grade 2 or 3a Agricultural Land		?		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	
				Medium Impact - mitigation required		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	
				High Impact - significant mitigation required		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	
				Zero/Low Impact - no or minimal mitigation required		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	
				Medium Impact - mitigation required		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	
				High Impact - significant mitigation required		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	
				Zero/Low Impact - no or minimal mitigation required		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	
				Medium Impact - mitigation required		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	
				High Impact - significant mitigation required		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	



Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? The site is located within the wider setting of the grade I listed Penshaw Monument.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site lies within a Green Infrastructure corridor linking Herrington Country Park, Herrington Burn and Elba Park. A public right of way follows the southern boundary of the site.				
	Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Flooding				Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input checked="" type="checkbox"/>	The eastern boundary of the site falls within the functional floodplain of the Herrington Burn and 1:100 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation?		Access possible from western boundaries, may require improvements to roundabout			
	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		<input checked="" type="checkbox"/>	Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities are at Shiney Row.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	Electricity pylons cut through the centre of the site.	What is considered suitable on the site?		Agriculture			
	<input checked="" type="checkbox"/>		How many homes could be provided?		360		20dpha	
	<input checked="" type="checkbox"/>		How many jobs could the site provide for?					
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site Appraisal Conclusion				
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site forms part of the Green Belt.				
	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	





SLR Ref: SHLAA Ref: 466		Site Area: 25.81ha		Site Location: Land to the south of West and New Herrington		Is the site in the Green Belt?		Brownfield %		Greenfield %		100		Open countryside?									
Present Land Use: Agriculture, woodland, housing		Adjacent Uses: Agriculture, woodland, housing		Site appraised for: Residential		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Urban? <input type="checkbox"/> Urban fringe? <input type="checkbox"/>		Impact <input type="checkbox"/> No impact <input checked="" type="checkbox"/>		Urban? <input type="checkbox"/> Urban fringe? <input type="checkbox"/>		Open countryside? <input checked="" type="checkbox"/>									
Site Photos				Designations Map				Is the site in a Settlement Break?				Green Belt Separation											
								Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest M5 Eastern Limit of Shallow Coalfield Area CN23 Wildlife Corridors				Adjacent Designations: • Agriculture • Woodland • Residential • Parkland				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> <p>In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging.</p> <p>Furthermore, it forms a major part of a wildlife and strategic green infrastructure corridor, and in landscape terms lies at a changing point in the landscape, where the Limestone Escarpment gives way to the Tyne and Wear Lowlands. It is also located within a Critical Drainage Area, and adjacent to a SSSI and LWS.</p>				Cumulative Impact • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network • School capacity			
Landscape and Townscape				Biodiversity				Would the development of the site impact upon the connectivity of habitats?				Would development on this site impact upon the five purposes of the Green Belt?											
Category 1: Significant Constraints		Grade 1 Agricultural Land		The site forms the backdrop to the Magnesian Limestone Escarpment (an area of high landscape value). Agricultural land quality not known.		Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor	
Category 2: Constraints		Area of High Landscape Value or Significance		<input checked="" type="checkbox"/>		Category 2: Constraints		Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>		Adverse impact on known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>		Wildlife Corridor		<input checked="" type="checkbox"/>	
		Tree Preservation Order (TPO)		<input type="checkbox"/>				Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>		Adverse impact on known European protected species/habitats on or adjacent to the site?		<input type="checkbox"/>		Adverse impact on Local Wildlife Site (LWS)		<input type="checkbox"/>		Wildlife Corridor		<input type="checkbox"/>	
		Grade 2 or 3a Agricultural Land		<input type="checkbox"/>				Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>		Adverse impact on known European protected species/habitats on or adjacent to the site?		<input type="checkbox"/>		Adverse impact on Local Wildlife Site (LWS)		<input type="checkbox"/>		Wildlife Corridor		<input type="checkbox"/>	
		Area of Significant Historic Landscape		<input type="checkbox"/>				Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>		Adverse impact on known European protected species/habitats on or adjacent to the site?		<input type="checkbox"/>		Adverse impact on Local Wildlife Site (LWS)		<input type="checkbox"/>		Wildlife Corridor		<input type="checkbox"/>	
		Zero/Low Impact - no or minimal mitigation required		<input checked="" type="checkbox"/>				Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>		Adverse impact on known European protected species/habitats on or adjacent to the site?		<input type="checkbox"/>		Adverse impact on Local Wildlife Site (LWS)		<input type="checkbox"/>		Wildlife Corridor		<input type="checkbox"/>	
		Medium Impact - mitigation required		<input type="checkbox"/>				Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>		Adverse impact on known European protected species/habitats on or adjacent to the site?		<input type="checkbox"/>		Adverse impact on Local Wildlife Site (LWS)		<input type="checkbox"/>		Wildlife Corridor		<input type="checkbox"/>	
		High Impact - significant mitigation required		<input type="checkbox"/>				Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>		Adverse impact on known European protected species/habitats on or adjacent to the site?		<input type="checkbox"/>		Adverse impact on Local Wildlife Site (LWS)		<input type="checkbox"/>		Wildlife Corridor		<input type="checkbox"/>	
		Zero/Low Impact - no or minimal mitigation required		<input checked="" type="checkbox"/>				Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>		Adverse impact on known European protected species/habitats on or adjacent to the site?		<input type="checkbox"/>		Adverse impact on Local Wildlife Site (LWS)		<input type="checkbox"/>		Wildlife Corridor		<input type="checkbox"/>	
		Medium Impact - mitigation required		<input type="checkbox"/>				Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>		Adverse impact on known European protected species/habitats on or adjacent to the site?		<input type="checkbox"/>		Adverse impact on Local Wildlife Site (LWS)		<input type="checkbox"/>		Wildlife Corridor		<input type="checkbox"/>	
		High Impact - significant mitigation required		<input type="checkbox"/>				Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>		Adverse impact on known European protected species/habitats on or adjacent to the site?		<input type="checkbox"/>		Adverse impact on Local Wildlife Site (LWS)		<input type="checkbox"/>		Wildlife Corridor		<input type="checkbox"/>	



Historic Environment and Culture				Green Infrastructure										
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓ ✓	Does the site have any historical or archaeological significance? Site is in close proximity to Phildelphia complex, containing 5 listed buildings, and potential beneath ground archaeology. Also within wider setting of Newbottle Conservation Area and grade II listed St Matthews Church..	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	✓ ✓	The site forms a significant part of a Green Infrastructure corridor that runs north-south from the River Wear to County Durham. A public right of way passes along the eastern boundary of the site.	Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	No. ✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	
														Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
Flooding														
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	✓ ✓	The site lies within a Critical Drainage Area, and is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Category 1: Significant Constraints Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from local facilities.	✓ ✓	Access issues. Primary access may be possible to the north, secondary access would have to be investigated.	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 1: Significant Constraints Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from local facilities.	✓ ✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
Ground Conditions & Contamination														
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓ ✓	No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 300 15dpha	Site is considered suitable for development	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Site forms part of the Green Belt.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
														Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)

SLR Ref: SHLAA Ref: 468	Site Area: 6.40ha	Site Location: Land at Sedgelych Industrial Estate		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100				
Present Land Use: Unused employment land Adjacent Uses: Employment land, sewage works		Site appraised for: Residential		Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact			
Site Photos 		Designations Map 		Cumulative Impact									
		Key Designations: UDP HA1.2 Existing Employment Land. CN15 Great North Forest		Adjacent Designations:									
				<ul style="list-style-type: none">• Employment land• Housing• Sewage works• Country Park									
Landscape and Townscape													
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))					
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)					
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)					
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>			
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>			
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>			
								Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>			
								Wildlife Corridor		<input checked="" type="checkbox"/>			
								Would the development of the site impact upon the connectivity of habitats?		Yes, beside the Lumley park Burn. <input checked="" type="checkbox"/>			
										Zero/Low Impact - no or minimal mitigation required			
										Medium Impact - mitigation required			
										High Impact - significant mitigation required			
										<input checked="" type="checkbox"/>			



Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	The site forms part of the Green Infrastructure corridor along the Lumley Park Burn and towards Elba Park. The eastern part of the site provides amenity grass verge and a public right of way follows the western and northern edge of the site.		
						Category 2: Constraints Grade II listed Building/Structure Conservation Area	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	The site lies within a Critical Drainage Area and the northern part of the site forms part of the Lumley Park Burn functional floodplain. A small portion of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	High Impact – significant mitigation required	<input checked="" type="checkbox"/>	High Impact – significant mitigation required		
	<input checked="" type="checkbox"/>					Medium Impact - mitigation required	High Impact – significant mitigation required
	<input checked="" type="checkbox"/>					Medium Impact - mitigation required	High Impact – significant mitigation required
	<input checked="" type="checkbox"/>					Medium Impact - mitigation required	High Impact – significant mitigation required
Ground Conditions & Contamination			Infrastructure and Services				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	The site lies within a Coal Referral Area.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Fence Houses / Dubnirre.			Access from the east. The Newbottle, Dubnirre and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	
	<input type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required	<input type="checkbox"/>	Medium Impact - mitigation required	High Impact – significant mitigation required	
	<input type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required	<input type="checkbox"/>	Medium Impact - mitigation required	High Impact – significant mitigation required	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?			Residential 120 30dppha	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site Appraisal Conclusion Site has never been utilised for employment, and as such could be re-allocated for residential development.			Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development	

SLR Ref:		Site Area: 0.64ha		Site Location: Former Kentmere House, Sunnyside, Houghton-le-Spring		YES <input type="checkbox"/>		Brownfield %		100		Greenfield %		0	
SHLAA Ref: 469						NO <input checked="" type="checkbox"/>		Urban?		<input checked="" type="checkbox"/>		Urban fringe?		<input type="checkbox"/>	
Present Land Use: Amenity greenspace				Site appraised for: Residential				Would development on this site impact upon the five purposes of the Green Belt?		<input type="checkbox"/>		Impact		<input type="checkbox"/>	
Adjacent Uses: Housing								Is the site in a Settlement Break?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		<input type="checkbox"/>	
Site Photos				Designations Map											
															
				Key Designations: UDP EN10 White Land		Adjacent Designations: • Residential									
Landscape and Townscape				Biodiversity											
Category 1: Significant Constraints		Grade 1 Agricultural Land		No significant issues identified.				Cumulative Impact • Within Critical Drainage Area • Local Road Network • School capacity				Potential for priority species roosting and foraging.			
		Ancient Woodland													
Category 2: Constraints		Area of High Landscape Value or Significance		Category 1: Significant Constraints Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>				Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>				Would the development of the site impact upon the connectivity of habitats? No. <input checked="" type="checkbox"/>			
		Tree Preservation Order (TPO)													
		Grade 2 or 3a Agricultural Land													
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>				Medium Impact - mitigation required <input type="checkbox"/>				High Impact - significant mitigation required <input type="checkbox"/>			


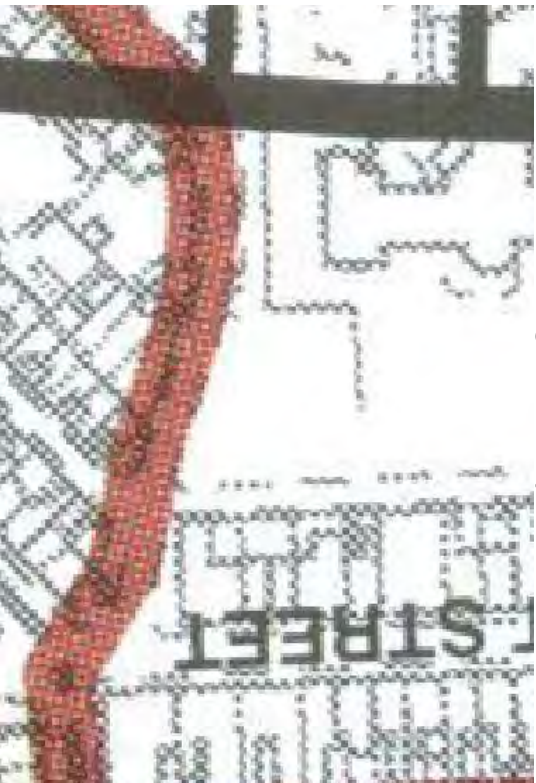
Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (H List) Village Green Cemetery / Churchyard		Site provides (private) amenity greenspace.	
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area, and is partly affected by surface water flooding. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		Access from the east. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		The site lies within a Coal Referral Area.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 16 28dpha		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Potentially suitable for development.	Site is considered suitable for development 	Site is considered potentially suitable for development 	Site is not considered suitable for development

SLR Ref: 470 SHLAA Ref:	Site Area: 0.34ha	Site Location: Former Gilpin House, Sunnyside, Houghton-le-Spring		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield % Urban?	100	Greenfield % Urban fringe?	0	Open countryside?
Present Land Use: Amenity greenspace Adjacent Uses: Housing		Site appraised for: Residential	Is the site in the Green Belt? Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.				
Site Photos 		Designations Map 		Cumulative Impact • Within Critical Drainage Area • Local Road Network • School capacity					
Key Designations: UDP EN10 White Land		Adjacent Designations: • Residential		Category 1: Significant Constraints [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?		Protected species roosting in area.			
Landscape and Townscape Category 1: Significant Constraints Grade 1 Agricultural Land Ancient Woodland		No significant issues identified.		Category 1: Significant Constraints Adverse impact on European sites (SPA) or Special Area of Conservation (SAC) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?					
Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land				Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor					
Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Would the development of the site impact upon the connectivity of habitats? No.		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required	
		Medium Impact - mitigation required				Medium Impact - mitigation required		High Impact - significant mitigation required	
		High Impact - significant mitigation required				High Impact - significant mitigation required			



Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Site provides (private) amenity greenspace.		
	Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)					Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment			
Flooding				Infrastructure and Services					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? <input type="checkbox"/>			Access from the west.		
					Is there water and sewerage capacity for site requirements? <input type="checkbox"/>				
				Is there education/community/health facility capacity for site requirements? <input type="checkbox"/>			The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.		
				What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? <input type="checkbox"/>					
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Zero/Low Impact - no or minimal mitigation required				Zero/Low Impact - no or minimal mitigation required		
									Medium Impact - mitigation required
							High Impact – significant mitigation required		
Ground Conditions & Contamination				Suitability and Deliverability					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			The site lies within a Coal Referral Area.	What is considered suitable on the site? Residential			Site is considered suitable for development		
					How many homes could be provided? 7				Site is considered potentially suitable for development
					How many jobs could the site provide for? 21dpha				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site Appraisal Conclusion Potentially suitable for development.					
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site is not considered suitable for development					

SLR Ref: 472		Site Area: 0.19 ha		Site Location: Hetton Community Centre, Hetton-le-Hole		YES <input type="checkbox"/>		Brownfield %		100		Greenfield %		0			
SHLAA Ref:				le-Hole		NO <input checked="" type="checkbox"/>		Urban?		Urban fringe?		Open countryside?					
Present Land Use: Community Centre				Adjacent Uses: Housing and allotments				Is the site in the Green Belt?				YES <input type="checkbox"/>					
Site Photos				Site appraised for: Residential				Is the site in a Settlement Break?				YES <input type="checkbox"/>					
								Cumulative Impact				NO <input checked="" type="checkbox"/>					
				Key Designations: UDP L1/7/9 Existing open space CN15 Great North Forest M5 Eastern Limit of Shallow Coalfield Area				<ul style="list-style-type: none">ResidentialPastureAllotments									
Landscape and Townscape				Biodiversity													
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				Site lies on the edge of a wildlife corridor and in close proximity to ponds, with evidence of priority species within area (and roosting in vicinity). Site acts as a buffer to nearby LWS.			
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)		Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>											
		Grade 2 or 3a Agricultural Land		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>											
		Area of Significant Historic Landscape		Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>											
				Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>											
				Wildlife Corridor		<input checked="" type="checkbox"/>											
				Would the development of the site impact upon the connectivity of habitats?		Yes, to a limited extent.											
				Zero/Low Impact - no or minimal mitigation required		<input checked="" type="checkbox"/>		Medium Impact - mitigation required		<input checked="" type="checkbox"/>		High Impact - significant mitigation required					

Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site is linked to a wider amenity greenspace area, and forms the edge of a Green Infrastructure corridor.		
						Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Zone and Source Protection Zone. Medium incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		Access from the north / west through existing residential area		
						Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required
Ground Conditions & Contamination			Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 6 32dpha	Potentially suitable for development.		
						Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)					Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development

SLR Ref: 494	Site Area: 0.08 ha	Site Location: Land at Chapel Street and Edward Street, Hetton Downs		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100			
SHLAA Ref:						Urban?	<input checked="" type="checkbox"/>	Urban fringe?		Open countryside?		
Present Land Use: Amenity greenspace, vacant land		Site appraised for: Residential		Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					Impact	No impact
Site Photos 		Designations Map 		Key Designations: UDP EN10 White Land	Adjacent Designations: <ul style="list-style-type: none"> Residential Commercial Greenspace 	Cumulative Impact <ul style="list-style-type: none"> Biodiversity / SSSI proximity Within Critical Drainage Area School capacity 						
Landscape and Townscape				Biodiversity				The site is in proximity to ponds, and priority species roosting in the area.				
Category 1: Significant Constraints	Grade I Agricultural Land	No significant issues identified.				Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))					
	Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)					
Category 2: Constraints	Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)					
	Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>				
	Grade 2 or 3a Agricultural Land					Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)					
	Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)					
							Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>				
							Wildlife Corridor					
						Would the development of the site impact upon the connectivity of habitats?	No.					
		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required						
		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>						

Historic Environment and Culture			Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms informal greenspace.			
						Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone						Medium Impact - mitigation required 	High Impact - significant mitigation required	Access from existing road network. The Hetton Downs and North Road area places further pressure on local school capacity to the north and the Hetton area.
Ground Conditions & Contamination			Suitability and Deliverability					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	What is considered suitable on the site? Residential How many homes could be provided? 6 75dpha How many jobs could the site provide for?					
			Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required	Site Appraisal Conclusion Site has existing planning approval and is considered suitable for development
			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required 	Site is considered suitable for development 	Site is considered potentially suitable for development	Site is not considered suitable for development

SLR Ref: 529	Site Area: 0.11ha	Site Location: Former Safari Coaches site, Elemore.		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	100	Greenfield %	0		
SHLAA Ref:						Urban?	<input checked="" type="checkbox"/>	Urban fringe?		Open countryside?	
Present Land Use: Existing buildings	Adjacent Uses: Housing	Site appraised for: Residential		Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
Site Photos 		Designations Map 		Key Designations: UDP EN10 White land CN15 Great North Forest	Adjacent Designations: • Residential • Agriculture	Cumulative Impact • Within Critical Drainage Area					
Landscape and Townscape				Biodiversity							
Category 1: Significant Constraints	Grade I Agricultural Land	Lies within a broader landscape associated with the Magnesian Limestone Escarpment, which is considered to be of higher landscape value.		Category 1: Significant Constraints	Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	Site lies within a wildlife corridor, and there is evidence of priority species in the area.					
	Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)						
Area of High Landscape Value or Significance	Adverse impact on Local Nature Reserve (LNR)										
Tree Preservation Order (TPO)	Are there any known European protected species/habitats on or adjacent to the site?										
Category 2: Constraints	Grade 2 or 3a Agricultural Land			Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)						
	Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)						
					Are there any known UK protected species/habitats on or adjacent to the site?						
					Wildlife Corridor	<input checked="" type="checkbox"/>					
					Would the development of the site impact upon the connectivity of habitats?	Yes: <input checked="" type="checkbox"/>					
						Zero/Low Impact - no or minimal mitigation required	<input checked="" type="checkbox"/>	Medium Impact - mitigation required		High Impact - significant mitigation required	

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and Source Protection Zone. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Limited accessibility.		Access from the north.
Ground Conditions & Contamination			Suitability and Deliverability		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	What is considered suitable on the site? Residential How many homes could be provided? 7 How many jobs could the site provide for? 64dpha	Site is considered suitable on the site? Residential How many homes could be provided? 7 How many jobs could the site provide for? 64dpha	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)					Site has planning approval. Building still in operation. Potentially suitable for residential development.

SLR Ref: SHLAA Ref: 536	Site Area: 1.95ha	Site Location: Land to the north of Byer Square, Hetton Downs	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield % 0	Greenfield % 100	Open countryside? <input checked="" type="checkbox"/>
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Present Land Use: Adjacent Uses:	Site appraised for: Residential	Is the site in the Green Belt? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Is the site in a Settlement Break? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Urban? <input type="checkbox"/>	Urban fringe? <input type="checkbox"/>	Open countryside? <input type="checkbox"/>
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Site Photos



Designations Map



Settlement Break Separation
The urban areas of Houghton-le-Spring and Hetton-le-Hole are joined by a narrow ribbon of housing along the A182, therefore in strict terms the towns are not 'separated' at all. The Settlement Break to the east of this road acts more as a green wedge, but has nevertheless helped to sustain and retain an impression of separateness and distinctiveness between the two communities.
This land forms part of a wildlife corridor and the Magnesian Limestone Escarpment, and also contains part of the Rough Dene Burn Local Wildlife Site. The site is also undulating and affected by surface water flooding and previous landfilling.

Cumulative Impact	Urban? <input type="checkbox"/>	Urban fringe? <input type="checkbox"/>	Open countryside? <input type="checkbox"/>	<input checked="" type="checkbox"/>
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Key Designations:

- UDP CN6 Settlement Break
- CN21 Local Wildlife Sites
- CN15 Great North Forest
- CN23 Wildlife Corridors
- EN10 White Land
- M5 Eastern Limit of Shallow Coalfield Area

Adjacent Designations:

- Pasture
- Woodland
- Agriculture
- Residential

Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Cumulative Impact

- Biodiversity / SSSI proximity
- Within Critical Drainage Area
- Local Road Network
- School capacity

Landscape and Townscape




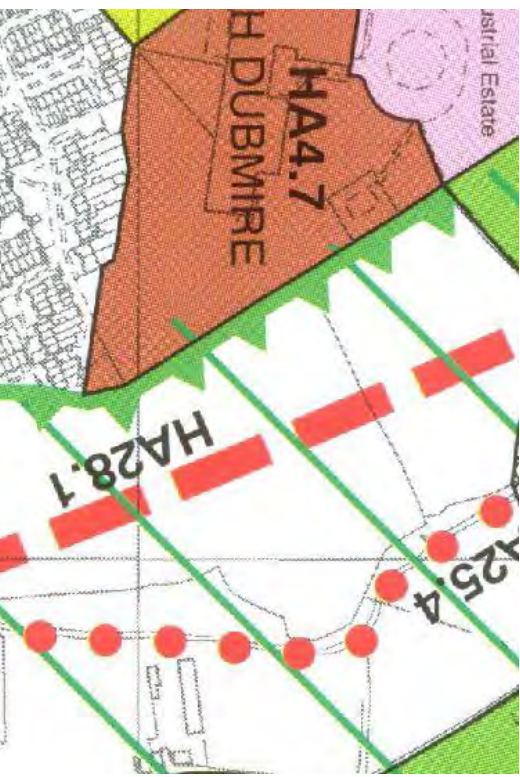
The site lies within an area of High Landscape Value (Magnesian Limestone Escarpment) and partly forms the backdrop to Copt Hill Scheduled Ancient Monument. Agricultural land quality not known.

Biodiversity






Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	Adverse impact on Site of Special Scientific Interest (SSSI)	Adverse impact on Local Nature Reserve (LNR)	Are there any known European protected species/habitats on or adjacent to the site?	Are there any known UK protected species/habitats on or adjacent to the site?	Wildlife Corridor	Direct impact on Rough Dene Burn LWS and LGS. Evidence of priority species in the area. Part of the Rough Dene Burn wildlife corridor and wider corridor north – south between Houghton and Sunderland. Adverse impact to Ancient Semi-natural Woodland.
Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)	Adverse impact on Local Geodiversity Site (LGS)	Adverse impact on Local Geodiversity Site (LWS)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	







Category 1: Significant Constraints	Grade 1 Agricultural Land Ancient Woodland		The site lies within an area of High Landscape Value (Magnesian Limestone Escarpment) and partly forms the backdrop to Copt Hill Scheduled Ancient Monument. Agricultural land quality not known.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
	Area of High Landscape Value or Significance	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Category 2: Constraints	Tree Preservation Order (TPO)			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Grade 2 or 3a Agricultural Land	?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Area of Significant Historic Landscape	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? Site is located within the setting of Copt Hill Scheduled Ancient Monument.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site provides quality natural greenspace and forms part of a Green Infrastructure corridor that runs north-south linking the River Wear to County Durham, as well as the east-west corridor along Rough Dene Burn. A public right of way passes through the site.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)						
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)			Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site partly lies within a Critical Drainage Area and Source Protection Zone, and the western edge of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access issues. The Hetton Downs and North Road area places further pressure on local school capacity to the north and the Hetton area.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓ ✓		Nearest local facilities at Houghton and Hetton town centres.				
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		The site has undulating topography and is subject to past landfill.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Natural greenspace / pasture 35 20dppha	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	✓		Not suitable for development, due to fundamental impact on Settlement Break land, and numerous other significant issues.	Site Appraisal Conclusion			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓						✓

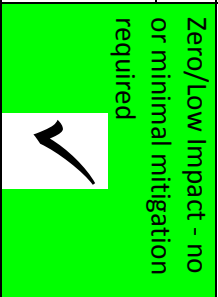
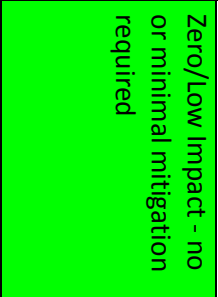
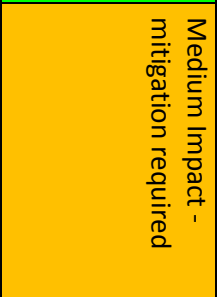
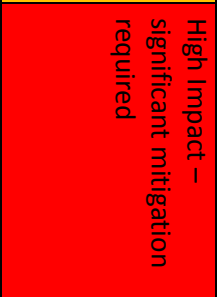


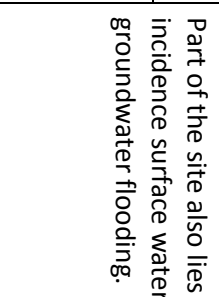

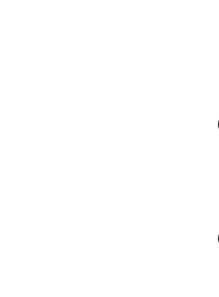

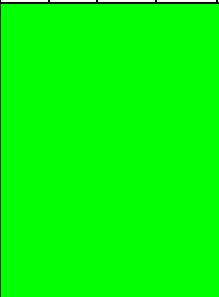
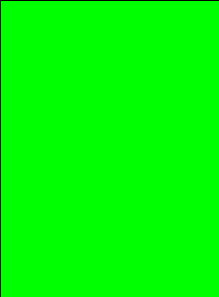
SLR Ref:		Site Area: 1.59ha		Site Location: Land to the west of Mulberry Way, Houghton-le-Spring		YES <input type="checkbox"/>		Brownfield %		0		Greenfield %		100							
SHLAA Ref: 539				Houghton-le-Spring		NO <input checked="" type="checkbox"/>		Urban?		Urban fringe?		Open countryside?									
Present Land Use: Natural greenspace				Site appraised for: Residential		YES <input checked="" type="checkbox"/>															
Adjacent Uses: Housing and floodplain						NO <input type="checkbox"/>															
Site Photos				Designations Map				Settlement Break Separation													
								<p>Through both the full geographical areas of Fence Houses and Houghton-le-Spring have evolved and expanded over time, these two areas have remained distinct and physically separate, supported by this Settlement Break which provides an important green wedge between the two communities.</p> <p>The new road has made an obvious impact to the nature of the Settlement Break. A portion of land has been left to the west of the road, which lies above the floodplain and is not specifically classed as amenity greenspace. It is not immediately clear what role this remaining greenfield land has, and it would not seem critical to the Green Infrastructure corridor. The new road could therefore form a new western boundary to the Settlement Break.</p>													
				Key Designations: UDP CN6 Settlement Break EN10 White Land CN15 Great North Forest				Adjacent Designations:				Cumulative Impact									
								<ul style="list-style-type: none"> Residential Pasture 				<ul style="list-style-type: none"> Within Critical Drainage Area Local Road Network School capacity 									
Landscape and Townscape																					
Category 1: Significant Constraints		Grade I Agricultural Land		Agricultural land quality not known (Grade 3A land nearby).				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		The site forms natural greenspace and is part of a wildlife corridor. There is evidence of priority species in the area.		Category 1: Significant Constraints		Zero/Low Impact - no or minimal mitigation required					
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)						Adverse impact on European protected species/habitats on or adjacent to the site?						Medium Impact - mitigation required	
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)						Are there any known UK protected species/habitats on or adjacent to the site?						High Impact - significant mitigation required	
		Tree Preservation Order (TPO)						Adverse impact on Local Wildlife Site (LWS)						Wildlife Corridor						Zero/Low Impact - no or minimal mitigation required	
		Grade 2 or 3a Agricultural Land		?				Category 2: Constraints		Adverse impact on Local Geodiversity Site (LGS)						Medium Impact - mitigation required					
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)								High Impact - significant mitigation required					
								Would the development of the site impact upon the connectivity of habitats?		Yes, to a limited extent.						Zero/Low Impact - no or minimal mitigation required					
																Medium Impact - mitigation required					
																High Impact - significant mitigation required					



Historic Environment and Culture				Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms the part of the north-south Green Infrastructure corridor along the Moors Burn, linking Rainton Meadows and Elba Park. The site provides private natural greenspace.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required					
								Category 2: Constraints Grade II listed Building/Structure Conservation Area	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Flooding				Infrastructure and Services								
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area, with a small portion of land affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Houghton town centre.	Numerous access points from neighbouring development. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required					
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
Ground Conditions & Contamination												
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 50 How many jobs could the site provide for? 35dpha	Site Appraisal Conclusion Potentially suitable for development.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development					
								Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
								Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	



SLR Ref: SHLAA Ref: 540		Site Area: 2.03ha		Site Location: Hetton Downs Phase 3, Church Road, Hetton Downs		Is the site in the Green Belt?		Brownfield %		Greenfield %		100	
Present Land Use: Outdoor sports facilities Adjacent Uses: Housing, school, cricket pitch		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>	
Site Photos 				Designations Map 				Cumulative Impact		<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>			
Key Designations: UDP L1/7/9 Existing open space CN15 Great North Forest CN23 Wildlife Corridors				Adjacent Designations:				<ul style="list-style-type: none"> • School • Residential • Pasture • Cricket field 					
Landscape and Townscape				Biodiversity									
Category 1: Significant Constraints		Grade 1 Agricultural Land Ancient Woodland		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)	
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Adverse impact on European protected species/habitats on or adjacent to the site?		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Geodiversity Site (LGS)	
				Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Are there any known UK protected species/habitats on or adjacent to the site?		Adverse impact on Local Geodiversity Site (LGS)	
				Wildlife Corridor		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Wildlife Corridor		Adverse impact on Local Geodiversity Site (LGS)	
				Wildlife Corridor		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Wildlife Corridor		Adverse impact on Local Geodiversity Site (LGS)	
No significant issues identified.				The site is linked to a wildlife corridor. There is evidence of priority species within or in the vicinity of the site. Recreational impact potential to nearby LWS				<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>Yes, although the site lies at the edge of the corridor.</p>		<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>Yes, although the site lies at the edge of the corridor.</p>			
Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required					
													

Historic Environment and Culture				Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Site lies adjacent to the alignment of the Hetton Colliery Railway (the oldest of its kind in the world).	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>	The site provides 1 football pitch (which will be subject to city's Playing Pitch Review)	High Impact – significant mitigation required 			
	Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)							<input checked="" type="checkbox"/>	Medium Impact - mitigation required 	High Impact – significant mitigation required
Flooding										
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within the Critical Drainage Area. Low incidence potential of groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Potential access from south east corner. The Hetton Downs and North Road area places further pressure on local school capacity to the north and the Hetton area.	High Impact – significant mitigation required 				
	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone						<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required
Ground Conditions & Contamination										
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 60 39dpha	Site Appraisal Conclusion Potentially suitable for development provided that infrastructure and sports issues can be overcome.	Site is considered suitable for development 				
	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)						<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required
	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)						<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Medium Impact - mitigation required	High Impact – significant mitigation required	




SLR Ref: SHLAA Ref: 542	Site Area: 0.87ha	Site Location: Land at Summerson Street, Hetton-le-Hole		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100																										
Present Land Use: Amenity greenspace Adjacent Uses: Housing and allotments	Site Photos 			Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Urban?	<input checked="" type="checkbox"/>	Urban fringe?	<input type="checkbox"/>	Open countryside?	<input type="checkbox"/>																								
	Designations Map 			Key Designations: UDP L1/7/9 Existing open space CN15 Great North Forest M5 Eastern Limit of Shallow Coalfield Area																															
Adjacent Designations:				Cumulative Impact																															
<ul style="list-style-type: none"> Residential Pasture Allotments 				<ul style="list-style-type: none"> Within Critical Drainage Area 																															
Landscape and Townscape				Biodiversity																															
Category 1: Significant Constraints	Grade I Agricultural Land Ancient Woodland	No significant issues identified.																																	
Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land	<table border="1"> <tr> <td>Category 1: Significant Constraints</td> <td>Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Site of Special Scientific Interest (SSSI)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Nature Reserve (LNR)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known European protected species/habitats on or adjacent to the site?</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Category 2: Constraints</td> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Adverse impact on Local Geodiversity Site (LGS)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known UK protected species/habitats on or adjacent to the site?</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Wildlife Corridor</td> <td><input checked="" type="checkbox"/></td> </tr> </table>										Category 1: Significant Constraints	Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]			Adverse impact on Site of Special Scientific Interest (SSSI)			Adverse impact on Local Nature Reserve (LNR)			Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>	Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>		Adverse impact on Local Geodiversity Site (LGS)			Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>		Wildlife Corridor	<input checked="" type="checkbox"/>
Category 1: Significant Constraints	Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]																																		
	Adverse impact on Site of Special Scientific Interest (SSSI)																																		
	Adverse impact on Local Nature Reserve (LNR)																																		
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	Adverse impact on Local Geodiversity Site (LGS)																																		
	Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>																																	
	Wildlife Corridor	<input checked="" type="checkbox"/>																																	
	Area of Significant Historic Landscape	<table border="1"> <tr> <td>Would the development of the site impact upon the connectivity of habitats?</td> <td>Yes, to a limited extent.</td> <td></td> </tr> </table>										Would the development of the site impact upon the connectivity of habitats?	Yes, to a limited extent.																						
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																	
		<p>Site lies on the edge of a wildlife corridor and in close proximity to ponds, with evidence of priority species within area (and roosting in vicinity). Site acts as a buffer to nearby LWS.</p>																																	
		<p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>																																	
		<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p>																																	
		<p>Impact</p> <p>No impact</p>																																	

Historic Environment and Culture				Green Infrastructure										
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site acts as amenity greenspace and forms the edge of a Green Infrastructure corridor.								
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment			Category 2: Constraints Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor		
Flooding				Infrastructure and Services										
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input checked="" type="checkbox"/>	The site lies within a Critical Drainage Zone and Source Protection Zone. Part of the site also lies within Flood Zone 3 and is affected by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		Access from the north west through existing residential area								
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required			
Ground Conditions & Contamination														
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.		Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 25 32dpha	Potentially suitable for development.								
								Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development




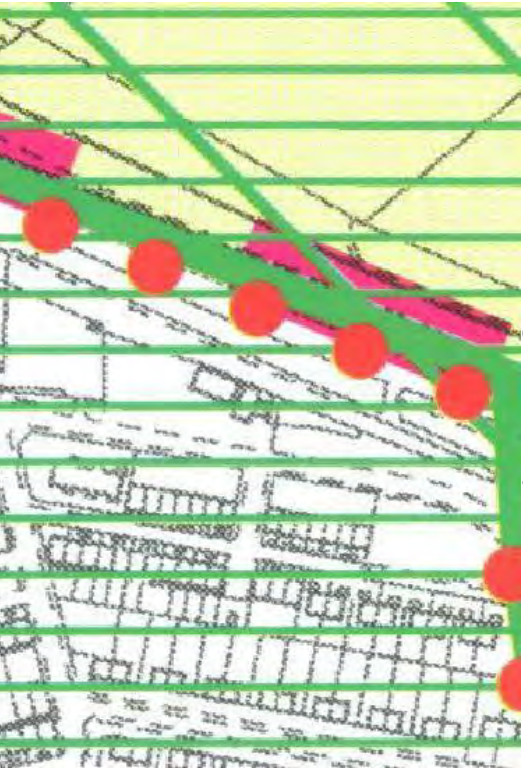
SLR Ref: SHLAA Ref: 545		Site Area: 2.50ha		Site Location: Stanley St and Gravel Walks Allotments		Is the site in the Green Belt?		Brownfield %		Greenfield %		100			
Present Land Use: Allotments / amenity greenspace Adjacent Uses: Housing, employment, pasture		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>			
Site Photos 				Designations Map 				<p>Cumulative Impact</p> <ul style="list-style-type: none"> • Within Critical Drainage Area • Local Road Network • School capacity <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>							
Key Designations: UDP HA14.5 New open space HA2.2 New employment land EN10 White Land CN15 Great North Forest				Adjacent Designations:											
Landscapes and Townscape				Biodiversity				<p>The site lies along the edge of a wildlife corridor. Adverse indirect impact to neighbouring SSSI and LWS from a recreational and social perspective.</p>							
Category 1: Significant Constraints		Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor									
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)		<p>Zero/Low Impact - no or minimal mitigation required</p> <p>Medium Impact - mitigation required</p> <p>High Impact - significant mitigation required</p>							
Area of Significant Historic Landscape		✓		Adverse impact on Local Geodiversity Site (LGS) Wildlife Corridor		✓ ✓									
Would the development of the site impact upon the connectivity of habitats?		✓		Would the development of the site impact upon the connectivity of habitats?		✓		<p>Zero/Low Impact - no or minimal mitigation required</p> <p>Medium Impact - mitigation required</p> <p>High Impact - significant mitigation required</p>							
✓		✓		✓		✓									

SLR Ref: SHLAA Ref: 551		Site Area: 0.49ha		Site Location: Land north of Collingwood Drive, Shiney Row		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield % 0 Greenfield % 100	
Present Land Use: Natural greenspace Adjacent Uses: Housing, greenspace, road		Site appraised for: Residential		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/> Open countryside? <input type="checkbox"/>	
Site Photos 		Designations Map 		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/> <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> <input type="checkbox"/> <small>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</small>	
Key Designations: UDP L1/7/9 Existing open space CN15 Great North Forest		Adjacent Designations: • Residential • Dual carriageway • Greenspace		Cumulative Impact • Within Critical Drainage Area					
Landscape and Townscape				Biodiversity					
Category 1: Significant Constraints		Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		No significant issues identified.	
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		No significant issues identified.	
				Would the development of the site impact upon the connectivity of habitats?		No.			
				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required		High Impact - significant mitigation required	



Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site provides existing natural greenspace, and is linked to a Green Infrastructure corridor.		
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
Flooding				Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area, and is partly affected by 1:100 incidence surface water flooding. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		Access from the southern boundary		
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 13 30dpha			
								Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Potentially suitable for development.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development

SLR Ref: SHLAA Ref: 555		Site Area: 0.71ha		Site Location: Land to rear of Wynyard street, Fence Houses		Is the site in the Green Belt?		Brownfield %		Greenfield %		100									
Present Land Use: Amenity green space Adjacent Uses: Residential, club		Site appraised for: Residential		Is the site within a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<table border="1"> <tr> <td>Urban?</td> <td><input checked="" type="checkbox"/></td> <td>Urban fringe?</td> <td><input type="checkbox"/></td> <td>Open countryside?</td> <td><input type="checkbox"/></td> </tr> </table>		Urban?	<input checked="" type="checkbox"/>	Urban fringe?	<input type="checkbox"/>	Open countryside?	<input type="checkbox"/>	<table border="1"> <tr> <td>Impact</td> <td><input type="checkbox"/></td> <td>No impact</td> <td><input type="checkbox"/></td> </tr> </table>		Impact	<input type="checkbox"/>	No impact	<input type="checkbox"/>
Urban?	<input checked="" type="checkbox"/>	Urban fringe?	<input type="checkbox"/>	Open countryside?	<input type="checkbox"/>																
Impact	<input type="checkbox"/>	No impact	<input type="checkbox"/>																		
Site Photos				Designations Map				<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <ol style="list-style-type: none"> 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shirey Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>													
								Cumulative Impact													
				Key Designations: UDP L1/7/9 Existing open space				<ul style="list-style-type: none">• Residential• Allotments• Commercial													
Landscape and Townscape				Biodiversity				The site forms part of a wildlife corridor and there is evidence of priority species in the area.													
Category 1: Significant Constraints		Grade 1 Agricultural Land		No significant issues identified		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Zero/Low Impact - no or minimal mitigation required		<input checked="" type="checkbox"/>									
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)		Medium Impact - mitigation required		<input type="checkbox"/>									
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?		High Impact – significant mitigation required		<input type="checkbox"/>									
		Tree Preservation Order (TPO)						Are there any known UK protected species/habitats on or adjacent to the site?		Zero/Low Impact - no or minimal mitigation required		<input checked="" type="checkbox"/>									
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)		Wildlife Corridor		Medium Impact - mitigation required		<input checked="" type="checkbox"/>									
		Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)		Would the development of the site impact upon the connectivity of habitats?		High Impact – significant mitigation required		<input type="checkbox"/>									

Historic Environment and Culture				Green Infrastructure										
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No significant issues identified	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site comprises an area of open space that forms part of a green infrastructure corridor.									
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Yes.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
Flooding				Infrastructure and Services										
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and is partly affected by 1:100 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		Access issues, possibly from south west corner. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.									
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			
Ground Conditions & Contamination														
Site Topography	Predominantly Flat	<input checked="" type="checkbox"/>	No significant issues identified	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 19 30dpha									
	Gentle Slope Undulating Steep Slope	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>						Site Appraisal Conclusion Potentially suitable for development if access and infrastructure issues can be resolved.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			<input checked="" type="checkbox"/>							
								Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)						



SLR Ref: SHLAA Ref: 570		Site Area: 0.43ha		Site Location: Land at Station Road (garage), Penshaw.		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		70		Greenfield %		30	
Present Land Use: Garage Adjacent Uses: residential, commercial		Site appraised for: Residential		Is the site within a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact					
Site Photos   				Designations Map 				Key Designations: UDP EN10 White Land CN23 Wildlife Corridors		Adjacent Designations: • Residential • Employment land • Former railway • Woodland		Cumulative Impact					
Landscape and Townscape				No significant issues identified				Biodiversity		The site lies within an important wildlife corridor and is in close proximity to James Steel Park and Mount Pleasant lake LWS.							
Category 1: Significant Constraints		Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				Zero/Low Impact - no or minimal mitigation required							
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Category 2: Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)		✓		Medium Impact - mitigation required							
		Area of Significant Historic Landscape		Category 2: Constraints		Adverse impact on Local Nature Reserve (LNR)				High Impact - significant mitigation required							
				Category 2: Constraints		Are there any known European protected species/habitats on or adjacent to the site?		✓		Zero/Low Impact - no or minimal mitigation required							
				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		✓		Medium Impact - mitigation required							
				Category 2: Constraints		Adverse impact on Local Geodiversity Site (LGS)				High Impact - significant mitigation required							
				Category 2: Constraints		Are there any known UK protected species/habitats on or adjacent to the site?		✓		Zero/Low Impact - no or minimal mitigation required							
				Category 2: Constraints		Wildlife Corridor		✓		Medium Impact - mitigation required							
				Category 2: Constraints		Would the development of the site impact upon the connectivity of habitats?		✓		High Impact - significant mitigation required							

Historic Environment and Culture			Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? The site has potential local archaeological interest.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The western edge of the site includes an area of open space adjacent to a multi-user route which follows the former railway line, and green infrastructure corridor.	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required						
						Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	No.				
Flooding			Infrastructure and Services								
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site experiences some minor surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities are at Shiney Row.	Access from eastern boundary	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required						
						Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	No.				
Ground Conditions & Contamination			Suitability and Deliverability								
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	The site is mainly flat with steep sided slopes to the west.	What is considered suitable on the site? Residential	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development	Potentially suitable for development.	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development						
		How many homes could be provided? 15				How many jobs could the site provide for? 39dpha					
		Site Appraisal Conclusion									
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required High Impact – significant mitigation required	High Impact – significant mitigation required	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required						
						Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	High Impact – significant mitigation required			
									Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	High Impact – significant mitigation required

SLR Ref: SHLAA Ref: 634	Site Area: 2.00ha		Site Location: Former Success Colliery, Success Road, Shiney Row		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100		
Present Land Use: Pasture Adjacent Uses: Housing, open space, playing fields	Site Photos 		Site appraised for: Residential		Is the site within a Settlement Break?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Urban?		Urban fringe?	<input checked="" type="checkbox"/>	Open countryside?	
Designations Map 			Key Designations: UDP CN6 Settlement Break HA11.1 New open space CN15 Great North Forest	Adjacent Designations: <ul style="list-style-type: none"> Residential Sports pitches Pasture 	Settlement Break Separation The site plays a major role as part of the settlement break that maintains the distinction between Shiney Row and Success/Philadelphia. Whilst it is clear that any development here would have a very significant impact upon the Settlement Break as a whole, it is recognised that the wildlife / green infrastructure corridors would still be connected, and that there are no other individual constraints that are deemed to be sufficiently adverse that mitigation is not feasible.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Cumulative Impact <ul style="list-style-type: none"> Within Critical Drainage Area Local Road Network School capacity 			
Landscape and Townscape												
Category 1: Significant Constraints	Grade 1 Agricultural Land		Agricultural land quality not known.									
	Ancient Woodland											
Category 2: Constraints	Area of High Landscape Value or Significance											
	Tree Preservation Order (TPO)											
	Grade 2 or 3a Agricultural Land	?										
	Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required							
Biodiversity												
Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required							
	Adverse impact on Site of Special Scientific Interest (SSSI)											
	Adverse impact on Local Nature Reserve (LNR)											
	Are there any known European protected species/habitats on or adjacent to the site?											
Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>										
	Adverse impact on Local Geodiversity Site (LGS)											
	Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>										
	Wildlife Corridor	<input checked="" type="checkbox"/>										
Would the development of the site impact upon the connectivity of habitats						Yes.						
			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	The site lies within an important wildlife corridor linking to Elba Park and priority species are present on site. Direct impact on adjacent proposed LWS.						

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Being a former colliery, the site has potential local archaeological interest.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			The site comprises a playing field within a green infrastructure corridor.
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)			Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment				Zero/Low Impact - no or minimal mitigation required
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities are at Shiney Row.	Yes, allocated as amenity green space and outdoor sports facility			Traffic impact assessment required. Location of access subject to junction spacing and road width. Multi-user route to south.
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion Potentially suitable for development.	Residential 55 31dpha			Zero/Low Impact - no or minimal mitigation required
Ground Conditions & Contamination				Site Topography			
Predominantly Flat				The site lies within a coal referral area.			
Gentle Slope				Zero/Low Impact - no or minimal mitigation required			
Undulating				Medium Impact - mitigation required			
Steep Slope				High Impact – significant mitigation required			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			
Category 2: Constraints				Site Appraisal Conclusion Potentially suitable for development.			

Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? No significant issues identified	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			The site is allocated as amenity green space with approximately one third of the site currently used as allotments				
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	✓ ✓	
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		Access through existing residential estate road from Hetton Downs. Access from south constrained by road geometry with limited visibility. The Hetton Downs and North Road area places further pressure on local school capacity to the north and the Hetton area.			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone						Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required		High Impact - significant mitigation required	✓ ✓ ✓ ✓ ✓ ✓ ✓	
Ground Conditions & Contamination Site lies within close proximity to neighbouring former colliery site				Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion Potentially suitable for development.				Residential 37 30dppha	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope				Site Appraisal Conclusion Potentially suitable for development.				✓ ✓ ✓ ✓	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site Appraisal Conclusion Potentially suitable for development.				✓ ✓ ✓ ✓	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Potentially suitable for development.				✓ ✓ ✓ ✓	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development

SLR Ref: 643		Site Area: 15.61ha		Site Location: Land south of Station Road, Mount Pleasant		Is the site in the Green Belt?		Brownfield %		Greenfield %		100			
SHLAA Ref:				Pleasant		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		0		100		Open countryside? <input checked="" type="checkbox"/>			
Present Land Use: Agriculture Adjacent Uses: Residential, parkland, road				Site appraised for: Residential				Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?			
Site Photos 				Designations Map 				Green Belt Separation In terms of core Green Belt purpose, this area helps to prevent countryside encroachment, urban sprawl and urban areas from merging (Washington and Houghton (Penshaw). Furthermore, it also forms part of the River Wear strategic wildlife and green corridor.		1. Check unrestricted sprawl of the built-up area? <input checked="" type="checkbox"/>		2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/>		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input checked="" type="checkbox"/>	
Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors				Adjacent Designations: • Residential • Dual carriageway • Parkland • Woodland				Cumulative Impact		4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>		5. Assist in the regeneration of the urban area? <input checked="" type="checkbox"/>		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. <input type="checkbox"/>	
Landscape and Townscape				Biodiversity				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)	
Category 1: Significant Constraints		Grade I Agricultural Land		Ancient Woodland		The site lies within an area of higher landscape value associated with the River Wear valley. Agricultural land quality not known.		Adverse impact on Local Wildlife Site (LWS)		Are there any known European protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>		Are there any known UK protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>		Wildlife Corridor <input checked="" type="checkbox"/>	
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	
		Grade 2 or 3a Agricultural Land		?		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Area of Significant Historic Landscape				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Would the development of the site impact upon the connectivity of habitats? Yes, major impact: <input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required	

Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site would have a major effect on a Green Infrastructure corridor.		
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
Flooding				Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Limited accessibility to local facilities.		Traffic impact assessment required. Access constrained by road width to east and road narrowing for rail bridge with link to Peshaw Village. No direct access from Washington Highway.		
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Sloping site. Lies within a Coal Referral Area.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 234 20dpha			
								Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Site forms part of the Green Belt.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development

SLR Ref: 644	Site Area: 12.80ha	Site Location: Land north of Moorsley Road, Low Moorsley		YES <input type="checkbox"/>	Brownfield %	0	Greenfield %	100	Open countryside?	<input checked="" type="checkbox"/>
SHLAA Ref:		Site appraised for:	Housing	NO <input checked="" type="checkbox"/>	Urban?		Urban fringe?		Impact	
Present Land Use: Agriculture				YES <input type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt?					No impact
Adjacent Uses: Residential, agriculture, school				NO <input checked="" type="checkbox"/>	1. Check unrestricted sprawl of the built-up area?					<input type="checkbox"/>

Site Photos



Designations Map



Key Designations:
 UDP EN10 White Land
 CN15 Great North Forest
 CN23 Wildlife Corridors
 HA19.4 Key viewpoints
 HA28.2 Hetton Bypass

Adjacent Designations:

- Residential
- School
- Agriculture

Cumulative Impact

- Biodiversity / SSSI proximity
- Within Critical Drainage Area

Landscape and Townscape

Agricultural land has been identified as Grade 3A.

Biodiversity

Category 1: Significant Constraints	Grade 1 Agricultural Land	
	Ancient Woodland	

Category 2: Constraints	Area of High Landscape Value or Significance	
	Tree Preservation Order (TPO)	
	Grade 2 or 3a Agricultural Land	<input checked="" type="checkbox"/>

	Area of Significant Historic Landscape	
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		<input checked="" type="checkbox"/>
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Zero/Low Impact - no or minimal mitigation required

Medium Impact - mitigation required

High Impact - significant mitigation required

Category 1: Significant Constraints	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	<input checked="" type="checkbox"/>
	Adverse impact on Site of Special Scientific Interest (SSSI)	
	Adverse impact on Local Nature Reserve (LNR)	
	Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>
	Adverse impact on Local Wildlife Site (LWS)	
	Adverse impact on Local Geodiversity Site (LGS)	
	Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>
	Wildlife Corridor	<input checked="" type="checkbox"/>
	Would the development of the site impact upon the connectivity of habitats?	Yes



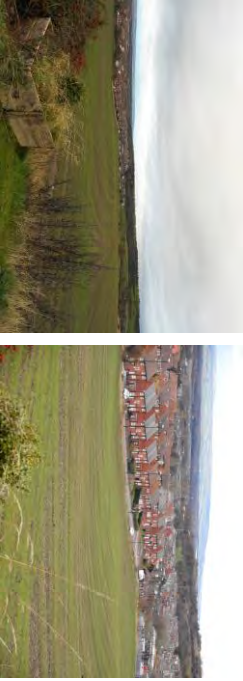
Zero/Low Impact - no or minimal mitigation required

Medium Impact - mitigation required



High Impact - significant mitigation required

Site lies within a wildlife corridor linking Pitlington and High Moorsley to Hetton Bogs, and lies in proximity to a number of SSSI's and LWS's, acting as a buffer zone. Evidence of priority habitats and species on and in vicinity of site.



Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site forms part of a Green Infrastructure corridor linking Hetton Bogs and Rainton Bridge towards Pittington.	
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and is affected by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Hetton town centre.		Traffic impact assessment required. Access – Moorsley Road constrained by road widths to east and west into Durham. Coalfield Regeneration Route.	
Ground Conditions & Contamination							
Site Topography	Predominantly Flat	No significant issues identified.		Suitability and Deliverability			
	Gentle Slope			What is considered suitable on the site? Agriculture	How many homes could be provided? 192	How many jobs could the site provide for? 20dpha	Site is considered suitable for development
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site Appraisal Conclusion		
					HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	Not suitable for development due to significant incursion into open countryside, biodiversity, flooding and infrastructure issues.

SLR Ref: 645	Site Area: 13.52ha			Site Location: Land east of Seaham Road, Racecourse Estate, Houghton-le-Spring	Is the site in the Green Belt?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Brownfield %	0	Greenfield %	100		
SHLAA Ref:								Urban?		Urban fringe?		Open countryside?	<input checked="" type="checkbox"/>
Present Land Use: Agricultural land / Green Belt								Would development on this site impact upon the five purposes of the Green Belt?			Impact	No impact	
Adjacent Uses: Residential, agriculture								1. Check unrestricted sprawl of the built-up area?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Site Photos							2. Safeguard the countryside from further encroachment?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
								3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
								4. Preserve the special & separate characteristics of historic settlements?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
				Key Designations: UDP CN2/3/4/5 Green Belt CN17/9 Open space CN15 Great North Forest CN23 Wildlife Corridor Public House				5. Assist in the regeneration of the urban area?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
				Adjacent Designations: • Agriculture • Housing				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
Landscape and Townscape				Biodiversity				Site lies in close proximity to ponds, SSSI and LWS. There is evidence of priority species on and in vicinity of site.					
Category 1: Significant Constraints	Grade I Agricultural Land		The site lies within an area of higher landscape value associated with the Magnesian Limestone Escarpment. Agricultural land quality not known.	Category 1: Significant Constraints	Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	<input checked="" type="checkbox"/>							
	Ancient Woodland			Adverse impact on Site of Special Scientific Interest (SSSI)	<input checked="" type="checkbox"/>								
Category 2: Constraints	Area of High Landscape Value or Significance	<input checked="" type="checkbox"/>		Adverse impact on Local Nature Reserve (LNR)									
	Tree Preservation Order (TPO)			Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>								
	Grade 2 or 3a Agricultural Land	?		Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>							
	Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)								
					Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>							
					Wildlife Corridor	<input checked="" type="checkbox"/>							
					Would the development of the site impact upon the connectivity of habitats?	Yes, part of a wider corridor.							
							Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		

Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? The site is located within the wider setting of Copt Hill Scheduled Ancient Monument. The north-west part of the site lies within the historic village boundary of Houghton.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of a strategic Green Infrastructure corridor separating Houghton from Sunderland. Site also includes allotments and a public right of way.	✓	Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required	Category 1: Significant Constraints Medium Impact - mitigation required	Category 1: Significant Constraints High Impact - significant mitigation required			
	Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)								✓	Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	✓ ✓ ✓
Category 2: Constraints Grade II listed Building/Structure Conservation Area											
Flooding				Infrastructure and Services							
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Part of the site lies within a Critical Drainage Area, and a small area is affected by 1:100 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities are at Houghton town centre.	Traffic impact assessment required. Access – Seaham Road subject to junction spacing. Junction improvement to Gillas Lane / Warden Law. Epleton Quarry HGV route. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	✓ ✓ ✓	Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required	Category 1: Significant Constraints Medium Impact - mitigation required	Category 1: Significant Constraints High Impact - significant mitigation required			
	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone								✓	✓ ✓ ✓	✓ ✓ ✓
Ground Conditions & Contamination				Suitability and Deliverability							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Sloping site.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 203 20dpha	Site is considered suitable for development	Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required	Category 1: Significant Constraints Medium Impact - mitigation required	Category 1: Significant Constraints High Impact - significant mitigation required			
	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)								✓	Site forms part of the Green Belt.	✓
	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)									Site appraisal conclusion	✓

SLR Ref: SHLAA Ref: 653	Site Area: 1.11ha	Site Location: Success sports pitches, Golf Course Road, Shiney Row		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100		
Present Land Use: Sports field Adjacent Uses: Housing, open space, allotments		Site appraised for: Residential	Is the site within a Settlement Break?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Urban?		Urban fringe?	<input checked="" type="checkbox"/>	Open countryside?	
Site Photos 		Designations Map 		Settlement Break Separation The site forms part of the settlement break that maintains the distinction between Shiney Row and Success/Philadelphia. Whilst it is clear that any development here would have a significant impact upon the Settlement Break as a whole, it is recognised that the wildlife / green infrastructure corridors would still be connected, and that there are no other individual constraints that are deemed to be sufficiently adverse that mitigation is not feasible. Any development here would need to be restricted to the east of the playing field site.		Cumulative Impact					
		Key Designations: UDP CN6 Settlement Break HA12.3 New open space CN15 Great North Forest		Adjacent Designations:		Zero/Low Impact - no or minimal mitigation required					
						Medium Impact - mitigation required					
						High Impact - significant mitigation required					
Landscape and Townscape				Biodiversity							
Category 1: Significant Constraints		Grade 1 Agricultural Land Ancient Woodland		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR)		The site lies within an important wildlife corridor linking to Elba Park and priority species are present on site.			
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO)		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)					
		Grade 2 or 3a Agricultural Land				Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor					
		Area of Significant Historic Landscape				Would the development of the site impact upon the connectivity of habitats		Yes: <input type="checkbox"/>			
								Zero/Low Impact - no or minimal mitigation required			
								Medium Impact - mitigation required			
								High Impact - significant mitigation required			

Historic Environment and Culture				Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Local archaeological interest.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site comprises a playing field within a green infrastructure corridor.					
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
Flooding										
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.	Category 1: Significant Constraints Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Shiney Row.	Traffic impact assessment required. Location of access subject to junction spacing and road width. Multi-user route to south.	Category 1: Significant Constraints Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Shiney Row.	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
Ground Conditions & Contamination										
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	The site lies within a coal referral area.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 30 30dppha	Potentially suitable for development.	<input checked="" type="checkbox"/>	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site comprises a playing field within a green infrastructure corridor.	Category 1: Significant Constraints Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Shiney Row.	Traffic impact assessment required. Location of access subject to junction spacing and road width. Multi-user route to south.	Category 1: Significant Constraints Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Shiney Row.	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	The site comprises a playing field within a green infrastructure corridor.	Category 2: Constraints Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Shiney Row.	Traffic impact assessment required. Location of access subject to junction spacing and road width. Multi-user route to south.	Category 2: Constraints Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Shiney Row.	

SLR Ref: SHLAA Ref: 654	Site Area: 1.44ha	Site Location: Land west of Redburn Road, Chilton Moor, Houghton-le-Spring		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	
Present Land Use: Agricultural land Adjacent Uses: Housing, nature reserve	Site Photos 			Is the site within a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Designations Map 									
		Key Designations: UDP EN10 White Lane CN15 Great North Forest	Adjacent Designations: • Residential • Nature Reserve • Agriculture	Cumulative Impact • Biodiversity / SSSI proximity • Local Road Network • School capacity						
Landscape and Townscape				Biodiversity						
Category 1: Significant Constraints	Grade I Agricultural Land Ancient Woodland	Agricultural land quality not known (but Grade 3B adjacent).		Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor					
Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape			Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor					
				Would the development of the site impact upon the connectivity of habitats	Yes: <input type="checkbox"/>					
						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required

Historic Environment and Culture				Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Local archaeological interest (Smithy).	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Lies within a Green Infrastructure corridor.			
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)			Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	No.			Zero/Low Impact - no or minimal mitigation required			
Flooding				Infrastructure and Services						
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			Traffic impact assessment required. Location of access subject to junction spacing and road width. The Newbottle, Dubnire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
Ground Conditions & Contamination				Suitability and Deliverability						
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			The site lies within a coal referral area.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	27 21alpha	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		

SLR Ref: 700	Site Area: 0.18ha	Site Location: Hetton Lyons Ind Estate, Plot 2			Is the site in the Green Belt?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	
SHLAA Ref:								Urban?	<input checked="" type="checkbox"/>	Urban fringe?		Open countryside?

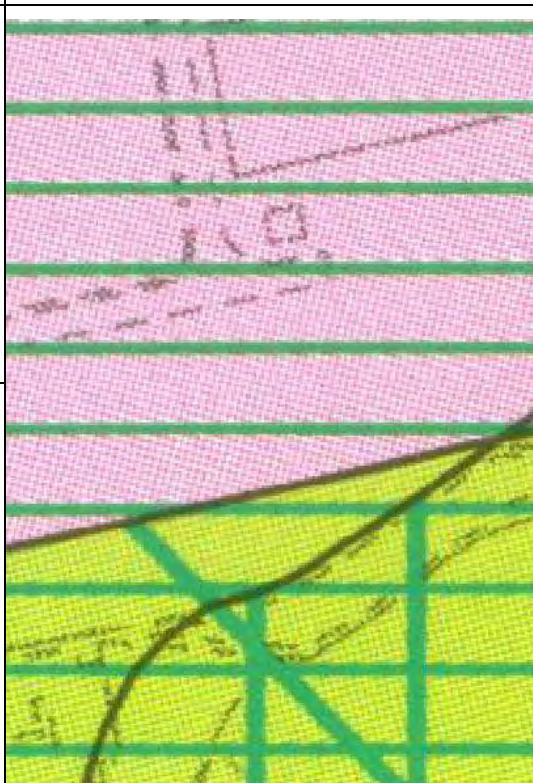
Present Land Use: Vacant employment land
Adjacent Uses: Employment and greenspace

Site Photos



Site appraised for: Employment land

Designations Map



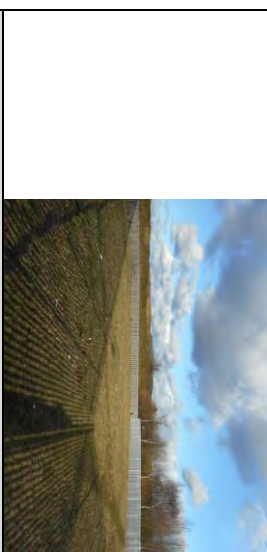
Key Designations:
UDP HA1.7 Employment
CN23 Wildlife Corridors

Adjacent Designations:

- Employment land
- Country Park
- Local Wildlife Site

Cumulative Impact

- Within Critical Drainage Area



Landscape and Townscape

Category 1: Significant Constraints	Grade I Agricultural Land	No significant issues identified.
	Ancient Woodland	

Category 2: Constraints	Area of High Landscape Value or Significance	
	Tree Preservation Order (TPO)	
	Grade 2 or 3a Agricultural Land	

	Area of Significant Historic Landscape	
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Zero/Low Impact - no or minimal mitigation required



Medium Impact - mitigation required

High Impact - significant mitigation required

Biodiversity

Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	
	Adverse impact on Site of Special Scientific Interest (SSSI)	
	Adverse impact on Local Nature Reserve (LNR)	
	Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>
Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>
	Adverse impact on Local Geodiversity Site (LGS)	
	Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>
	Wildlife Corridor	<input checked="" type="checkbox"/>

Site has been put forward to be protected as a proposed Local Wildlife Site. Proximity to ponds, priority species and LWS.

Zero/Low Impact - no or minimal mitigation required






Medium Impact - mitigation required


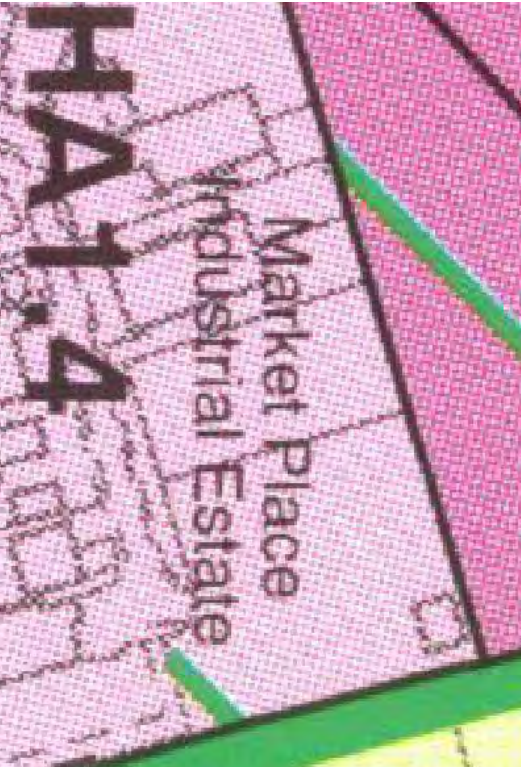
High Impact - significant mitigation required

Would the development of the site impact upon the connectivity of habitats?



Yes.

Historic Environment and Culture			Green Infrastructure									
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site is connected to a Green Infrastructure corridor, and has been identified to have specific natural greenspace/biodiversity value.							
						Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor					
		Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required					
Flooding			Infrastructure and Services									
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Lies within a Critical Drainage Area and Source Protection Zone. Medium incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? ✓ Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Access from existing industrial estate roads. Car parking provision / HGV access based on end use. NWL Pumping station nearby.							
						Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required			
Ground Conditions & Contamination												
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	Suitability and Deliverability									
			What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment	Site is considered suitable for development ✓	Site is considered potentially suitable for development	Site is not considered suitable for development ✓					
			Site Appraisal Conclusion Site is a Proposed Local Wildlife Site and is in favourable condition. Whilst the site is identified for retention as employment use through the ELR, there is forecast to be a slight oversupply of employment land within the Coalfield sub-area, therefore it should be protected from development as a Local Wildlife Site.			Site is considered suitable for development ✓	Site is not considered suitable for development ✓					
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered suitable for development ✓							
						Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)						


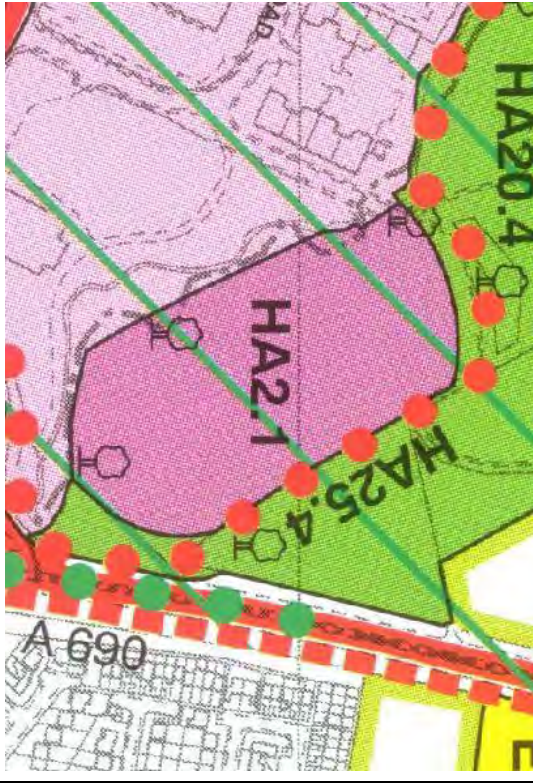
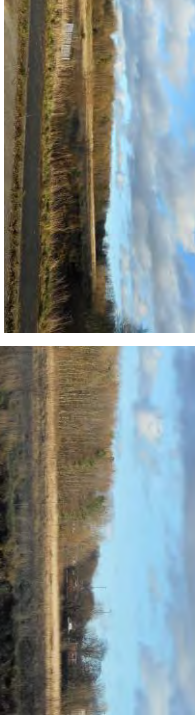
SLR Ref: 701		Site Area: 5.91ha		Site Location: Houghton Quarry, Houghton le Spring		YES <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0			
SHLAA Ref:						NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?					
Present Land Use: Inert waste site.				Site appraised for: Employment				Is the site in the Green Belt?		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact			
Adjacent Uses: Green Belt, residential, greenspace				Site Photos				Is the site within a Settlement Break?		1. Check unrestricted sprawl of the built-up area?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
								Green Belt Separation		2. Safeguard the countryside from further encroachment?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
				Key Designations: UDP HA23.1 Waste disposal site CN2/3/4/5 Green Belt CN15 Great North Forest M5 Eastern Limit of Shallow Coalfield Area				Cumulative Impact		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
				Adjacent Designations:				<ul style="list-style-type: none">• Within Critical Drainage Area• Local Road Network		4. Preserve the special & separate characteristics of historic settlements?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
										5. Assist in the regeneration of the urban area?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Landscape and Townscape				Biodiversity						Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Category 1: Significant Constraints		Grade 1 Agricultural Land		The site forms part of the Magnesian Limestone Escarpment and is classed as an area of higher landscape value.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Ancient Woodland						Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)							
								Category 1: Significant Constraints		Adverse impact on Local Nature Reserve (LNR)							
Category 2: Constraints		Area of High Landscape Value or Significance								Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
		Tree Preservation Order (TPO)								Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
		Grade 2 or 3a Agricultural Land								Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
		Area of Significant Historic Landscape								Wildlife Corridor		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
										Would the development of the site impact upon the connectivity of habitats?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			

SLR Ref: 702		Site Area: 0.15ha		Site Location: Plot 4, Market Place Industrial Estate, Houghton-le-Spring		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?			
SHLAA Ref:						YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/>		100		0			
Present Land Use: Vacant employment land				Adjacent Uses: Employment, residential				Is the site in a Settlement Break?		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact	
Site Photos				Designations Map				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>		<input type="checkbox"/>	
								Cumulative Issues		2. Safeguard the countryside from further encroachment?		<input type="checkbox"/>		<input type="checkbox"/>	
				Key Designations: UDP HA1.4 Employment land				<ul style="list-style-type: none">• Within Critical Drainage Area• Local Road Network		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor?		<input type="checkbox"/>		<input type="checkbox"/>	
				Adjacent Designations: <ul style="list-style-type: none">• Employment• Residential						4. Preserve the special & separate characteristics of historic settlements?		<input type="checkbox"/>		<input type="checkbox"/>	
										5. Assist in the regeneration of the urban area?		<input type="checkbox"/>		<input type="checkbox"/>	
										Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
Landscape and Townscape				Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land		Lies adjacent to an area of higher landscape quality.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				Lies adjacent to a wildlife corridor. Priority species are known in the area.			
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)									
		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)									
Category 2: Constraints		Tree Preservation Order (TPO)		Are there any known European protected species/habitats on or adjacent to the site?				Adverse impact on Local Wildlife Site (LWS)							
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Geodiversity Site (LGS)									
		Area of Significant Historic Landscape				Are there any known UK protected species/habitats on or adjacent to the site?									
						Wildlife Corridor									
						Would the development of the site impact upon the connectivity of habitats?									
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
				<input checked="" type="checkbox"/>				<input type="checkbox"/>				<input type="checkbox"/>			




Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? Partly within the historic village boundary of Houghton.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	No significant issues identified.		
						Category 2: Constraints Grade II listed Building/Structure Conservation Area	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
Category 1: Significant Constraints Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Flooding Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?				
Flood Risk Zone 2(Medium Vulnerability)	<input type="checkbox"/>	The site falls within a Critical Drainage Area and is subject to lower incidence groundwater flooding.	Constrained access for HGVS. Car parking provision and servicing requirements based on end use.				
Groundwater Flooding	<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
Surface Water Flooding – % of land within 1 in 30 incidence (high)	<input type="checkbox"/>		<input checked="" type="checkbox"/>	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?			
Surface Water Flooding – % of land within 1 in 100 incidence (medium)	<input type="checkbox"/>			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
Surface Water Flooding – % of land within 1 in 1000 incidence (less)	<input type="checkbox"/>			Site Appraisal Conclusion Existing employment allocation which forms part of industrial estate. ELR recommends retention for employment use.			
Critical Drainage Area	<input checked="" type="checkbox"/>	Ground Conditions & Contamination Site Predominantly Flat Gentle Slope Undulating Steep Slope					
Source Protection Zone	<input type="checkbox"/>	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)					
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				

SLR Ref: 703		Site Area: 3.20ha		Site Location: Plot 1, Rainton Bridge North		Brownfield %		Greenfield %		100							
SHLAA Ref:		Industrial Estate		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban?		Urban fringe?		Open countryside?					
Present Land Use: Pasture		Adjacent Uses: Employment and pasture		Site appraised for: Employment land		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact			
Site Photos				Designations Map				1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
								Cumulative Impact		2. Safeguard the countryside from further encroachment?		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Key Designations: UDP HA1.5 Employment land CN15 Great North Forest CN6 Settlement Break				Adjacent Designations: • Employment • Pasture • Settlement Break				3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor?		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Biodiversity				Category 1: Significant Constraints				4. Preserve the special & separate characteristics of historic settlements?		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Category 1: Significant Constraints				Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				5. Assist in the regeneration of the urban area?		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)				Forms part of the Moors Burn wildlife corridor and in close proximity to ponds. Evidence of priority species on and in close proximity to the site.		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?				<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)				<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)				<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Category 2: Constraints				Are there any known UK protected species/habitats on or adjacent to the site?				<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
No significant issues identified.				Wildlife Corridor				<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>				Medium Impact - mitigation required				High Impact - significant mitigation required <input checked="" type="checkbox"/>									
Would the development of the site impact upon the connectivity of habitats?				Yes, close proximity to the Moors Burn.				<input checked="" type="checkbox"/>									




Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Local archaeological interest.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Forms part of the Green Infrastructure Corridor between Chilton Moor and Houghton-le-Spring.				
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)			Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required		
Flooding				Infrastructure and Services							
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			The site lies within a Critical Drainage Area and is subject in parts to 1:30 incidence surface water flooding. Lower incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			Traffic impact assessment required. Access from Phoenix Way. No access from Rye Hill roundabout. Central Route to west of site with reserved corridor. Car parking provision and servicing subject to end use.				
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required			
Ground Conditions & Contamination				Suitability and Deliverability							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			Landfill / waste site. The site lies within a Coal Referral Area.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment						
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	Employment Land Review recommends retention for development subject to some mitigation.	Site is considered suitable for development	Site is considered potentially suitable for development ✓	Site is not considered suitable for development		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	Employment Land Review recommends retention for development subject to some mitigation.	Site is considered suitable for development	Site is considered potentially suitable for development ✓	Site is not considered suitable for development		





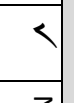
SLR Ref: 704		Site Area: 2.68ha		Site Location: Plot 6, Rainton Bridge North Industrial Estate		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100	
SHLAA Ref:						NO <input checked="" type="checkbox"/>		Urban?		Urban fringe?		Open countryside?			
Present Land Use: Greenspace Adjacent Uses: Employment and greenspace				Site appraised for: Employment land				Is the site in the Green Belt? Break?				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
								<p>Key Designations:</p> <ul style="list-style-type: none"> UDP HA2.1 & HA1.5 Employment land CN15 Great North Forest 				<p>Adjacent Designations:</p> <ul style="list-style-type: none"> Employment Greenspace Dual carriageway 			
				<p>Cumulative Impact</p> <ul style="list-style-type: none"> Biodiversity / SSSI proximity Within Critical Drainage Area Local Road Network 				<p>Is the site in a Settlement Break?</p> <p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p>				<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <ol style="list-style-type: none"> Check unrestricted sprawl of the built-up area? <input type="checkbox"/> Safeguard the countryside from further encroachment? <input type="checkbox"/> Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/> Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> Assist in the regeneration of the urban area? <input type="checkbox"/> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>			
<p>Landscape and Townscape</p> <p>Category 1: Significant Constraints</p> <ul style="list-style-type: none"> Grade 1 Agricultural Land Ancient Woodland 				<p>No significant issues identified.</p>				<p>Biodiversity</p> <p>Category 1: Significant Constraints</p> <ul style="list-style-type: none"> Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? 				<p>Forms part of the Moors Burn wildlife corridor, with evidence of priority species on and in close proximity to the site.</p>			
<p>Category 2: Constraints</p> <ul style="list-style-type: none"> Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land 				<p>Category 1: Significant Constraints</p> <ul style="list-style-type: none"> Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor 				<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>Yes, close proximity to the Moors Burn. <input checked="" type="checkbox"/></p>				<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p>			
<p>Area of Significant Historic Landscape</p>				<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p>				<p>Medium Impact - mitigation required <input type="checkbox"/></p>				<p>High Impact - significant mitigation required <input checked="" type="checkbox"/></p>			


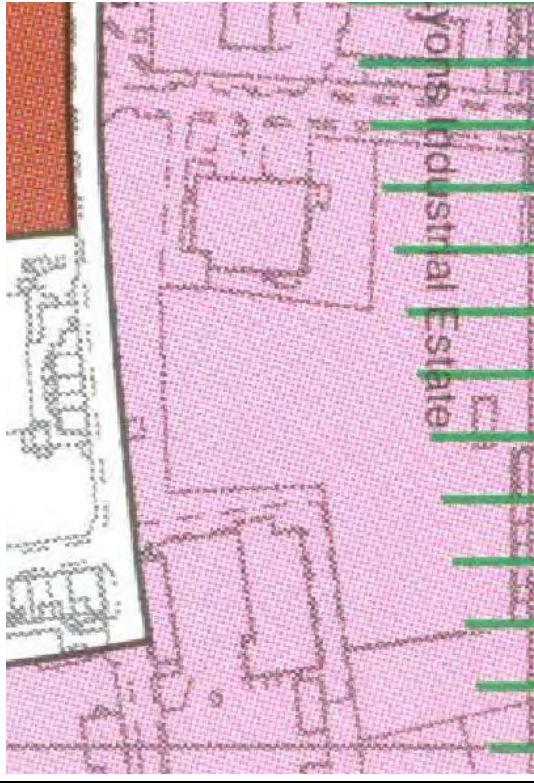

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Connects to the Green Infrastructure Corridor along the Moors Burn.	
Flooding							
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and is subject in parts to 1:30 incidence surface water flooding. Lower incidence potential of groundwater flooding.		Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Traffic impact assessment required. Access from unnamed road. No access from A690. Highway improvements to Mercantile Road / B1284 junction. Car parking provision and servicing subject to end use. Public footpath in vicinity.	
Ground Conditions & Contamination							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	Former Sewage Works site.		Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment		Site Appraisal Conclusion Site currently allocated for employment use. ELR recommends retention for employment. Site could be developed subject to appropriate mitigation.
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓						

SLR Ref: 705		Site Area: 0.69ha		Site Location: Plot 1, Rainton Bridge South		YES <input type="checkbox"/>		Brownfield %		0		Greenfield %		100			
SHLAA Ref:				Industrial Estate		NO <input checked="" type="checkbox"/>		Urban?				Urban fringe?		<input checked="" type="checkbox"/>			
Present Land Use: Vacant employment land				Site appraised for: Employment land		YES <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?				Impact		No impact			
Adjacent Uses: Employment and woodland						NO <input checked="" type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?									
Site Photos				Designations Map				2. Safeguard the countryside from further encroachment?									
								3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourne Moor?									
				Key Designations: UDP HA1.6 Employment land CN15 Great North Forest CN6 Settlement Break				4. Preserve the special & separate characteristics of historic settlements?									
				Adjacent Designations: • Employment • Woodland • Settlement Break				5. Assist in the regeneration of the urban area?									
				Cumulative Impact • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.									
Landscape and Townscape				Biodiversity													
Category 1: Significant Constraints		Grade 1 Agricultural Land		Category 1: Significant Constraints				Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]				Lies in close proximity to Rainton Meadows Nature Reserve, and the Red Burn wildlife corridor, with evidence of priority species on and in close proximity to the site.					
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?									
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Wildlife Site (LWS)									
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required					
				Would the development of the site impact upon the connectivity of habitats?				Yes				Would the development of the site impact upon the connectivity of habitats?					
								<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>					


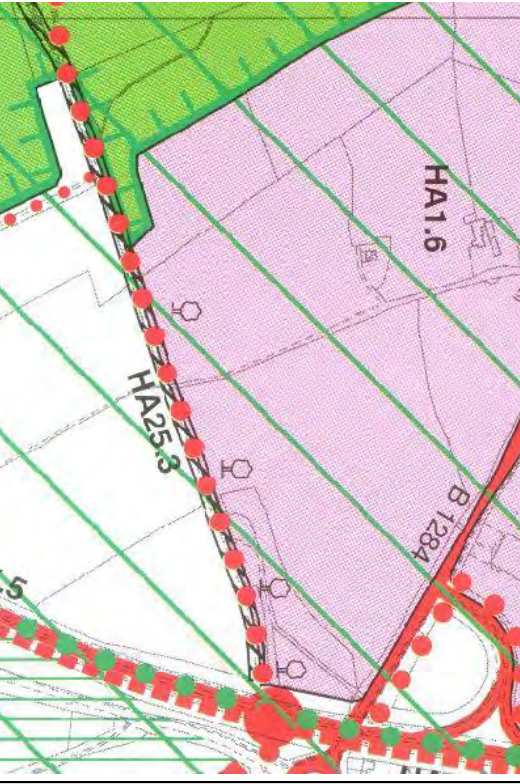
Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Local archaeological interest.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Lies close to the Green Infrastructure Corridor between Chilton Moor and Rainton Bridge.			
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor		
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and is subject to medium incidence groundwater flooding.	Is there road capacity for site traffic generation? <input checked="" type="checkbox"/>	Traffic impact assessment required. Access from Gadwall Road. Car parking provision and servicing subject to end use. HGV parking.			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 1: Significant Constraints Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		
Ground Conditions & Contamination			Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	What is considered suitable on the site? Employment	Site is considered suitable for development	Site is not considered suitable for development		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site Appraisal Conclusion The majority of the site is currently allocated for employment use. ELR recommends retention for employment use. Subject to appropriate mitigation.		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered potentially suitable for development		

SLR Ref: 706		Site Area: 1.78ha		Site Location: Plot 4, Rainton Bridge South		YES <input type="checkbox"/>		Brownfield %		Greenfield %		100	
SHLAA Ref:		Industrial Estate		NO <input checked="" type="checkbox"/>		Urban?		0		Urban fringe?		✓	
Present Land Use: Vacant employment land		Site appraised for: Employment land		YES <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		NO <input checked="" type="checkbox"/>		Impact		No impact	
Adjacent Uses: Employment		Designations Map		NO <input checked="" type="checkbox"/>		Is the site in a Settlement Break?		1. Check unrestricted sprawl of the built-up area?		□		□	
Site Photos		Key Designations: UDP HA1.6 Employment land CN15 Great North Forest		Adjacent Designations: • Employment		Cumulative Impact		2. Safeguard the countryside from further encroachment?		□		□	
				<ul style="list-style-type: none">Biodiversity / SSSI proximityWithin Critical Drainage AreaLocal Road Network		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?		□		□		□	
		No significant issues identified.		4. Preserve the special & separate characteristics of historic settlements?		□		□		□		□	
Landscape and Townscape		Category 1: Significant Constraints		Category 1: Significant Constraints		5. Assist in the regeneration of the urban area?		□		□		□	
Grade I Agricultural Land		Ancient Woodland		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		□		□		□	
Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Adverse impact on Site of Special Scientific Interest (SSSI)		6. Are there any known European protected species/habitats on or adjacent to the site?		□		□		□	
Grade 2 or 3a Agricultural Land		Area of Significant Historic Landscape		Adverse impact on Local Nature Reserve (LNR)		7. Are there any known UK protected species/habitats on or adjacent to the site?		□		□		□	
				Adverse impact on Local Geodiversity Site (LGS)		8. Would the development of the site impact upon the connectivity of habitats?		Yes		□		□	
				Adverse impact on Local Wildlife Site (LWS)		9. Zero/Low Impact - no or minimal mitigation required		□		□		□	
				Adverse impact on Local Geodiversity Site (LGS)		Medium Impact - mitigation required		□		□		□	
				Adverse impact on Local Wildlife Site (LWS)		High Impact - significant mitigation required		□		□		□	
				Adverse impact on Local Geodiversity Site (LGS)		10. Would the development of the site impact upon the connectivity of habitats?		Yes		□		□	
				Wildlife Corridor		11. Lies in close proximity to Rainton Meadows Nature Reserve, with evidence of priority species on and in close proximity to the site.		□		□		□	
				Category 2: Constraints		12. Zero/Low Impact - no or minimal mitigation required		□		□		□	
				Adverse impact on Local Geodiversity Site (LGS)		Medium Impact - mitigation required		□		□		□	
				Adverse impact on Local Wildlife Site (LWS)		High Impact - significant mitigation required		□		□		□	
				Adverse impact on Local Geodiversity Site (LGS)		13. Would the development of the site impact upon the connectivity of habitats?		Yes		□		□	
				Wildlife Corridor		14. Lies in close proximity to Rainton Meadows Nature Reserve, with evidence of priority species on and in close proximity to the site.		□		□		□	
				Category 1: Significant Constraints		15. Zero/Low Impact - no or minimal mitigation required		□		□		□	
				Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Medium Impact - mitigation required		□		□		□	
				Adverse impact on Site of Special Scientific Interest (SSSI)		High Impact - significant mitigation required		□		□		□	
				Adverse impact on Local Nature Reserve (LNR)		16. Would the development of the site impact upon the connectivity of habitats?		Yes		□		□	
				Adverse impact on Local Geodiversity Site (LGS)		17. Zero/Low Impact - no or minimal mitigation required		□		□		□	
				Adverse impact on Local Wildlife Site (LWS)		Medium Impact - mitigation required		□		□		□	
				Adverse impact on Local Geodiversity Site (LGS)		High Impact - significant mitigation required		□		□		□	
				Wildlife Corridor		18. Would the development of the site impact upon the connectivity of habitats?		Yes		□		□	


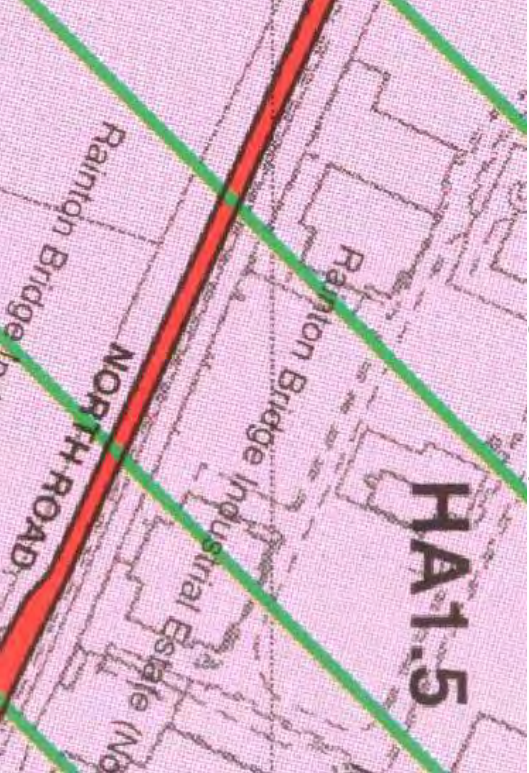



Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological interest.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.			
						Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Infrastructure and Services Is there road capacity for site traffic generation? <input checked="" type="checkbox"/> Is there water and sewerage capacity for site requirements? <input type="checkbox"/> Is there education/community/health facility capacity for site requirements? <input type="checkbox"/> What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?				
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	The site lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding. The site is also subject to lower incidence groundwater flooding.		Traffic impact assessment required. Access from existing estate roads into Rainion Bridge IE. Car parking provision and servicing subject to end use.	Zero/Low Impact - no or minimal mitigation required			
						Medium Impact - mitigation required	Medium Impact - mitigation required
						High Impact – significant mitigation required	High Impact – significant mitigation required
						Zero/Low Impact - no or minimal mitigation required	Site is considered suitable for development
						Medium Impact - mitigation required	Site is considered potentially suitable for development
High Impact – significant mitigation required	Site is not considered suitable for development						
Ground Conditions & Contamination							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.		Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment	Site Appraisal Conclusion Site is currently allocated for employment land. ELR recommends retention for employment use. Some mitigation may be necessary.		
						Zero/Low Impact - no or minimal mitigation required	Site is considered suitable for development
						Medium Impact - mitigation required	Site is considered potentially suitable for development
High Impact – significant mitigation required	Site is not considered suitable for development						
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)							
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)							

SLR Ref: 751		Site Area: 0.37ha		Site Location: Hetton Lyons Industrial Estate, Plot 4		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0					
SHLAA Ref:												Urban?		<input checked="" type="checkbox"/>		Urban fringe?		Open countryside?					
Present Land Use: Vacant employment land				Site appraised for: Employment				Is the site in a Settlement Break?				YES <input type="checkbox"/>				NO <input checked="" type="checkbox"/>							
Adjacent Uses: Employment and housing				Site Photos				Designations Map				Cumulative Impact				Within Critical Drainage Area							
								Key Designations: UDP HA1.7 Employment				Adjacent Designations: • Employment land • Residential											
																							
Landscape and Townscape																							
Category 1: Significant Constraints				Grade I Agricultural Land				No significant issues identified.				Category 1: Significant Constraints				Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				Adverse impact on Site of Special Scientific Interest (SSSI)			
				Ancient Woodland																			
				Area of High Landscape Value or Significance																			
				Tree Preservation Order (TPO)																			
Category 2: Constraints				Area of High Landscape Value or Significance								Adverse impact on Local Nature Reserve (LNR)											
				Grade 2 or 3a Agricultural Land								Are there any known European protected species/habitats on or adjacent to the site?				<input checked="" type="checkbox"/>							
				Area of Significant Historic Landscape								Adverse impact on Local Wildlife Site (LWS)				<input checked="" type="checkbox"/>							
												Adverse impact on Local Geodiversity Site (LGS)											
												Are there any known UK protected species/habitats on or adjacent to the site?				<input checked="" type="checkbox"/>							
												Wildlife Corridor											
												Would the development of the site impact upon the connectivity of habitats?				No.							
												Zero/Low Impact - no or minimal mitigation required				<input checked="" type="checkbox"/>							
												Medium Impact - mitigation required				<input checked="" type="checkbox"/>							
												High Impact - significant mitigation required				<input type="checkbox"/>							
Proximity to ponds, priority species and LWS.																							
																Zero/Low Impact - no or minimal mitigation required				<input checked="" type="checkbox"/>			
																Medium Impact - mitigation required				<input checked="" type="checkbox"/>			
																High Impact - significant mitigation required				<input type="checkbox"/>			



Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Yes, site formed part of Hetton Lyons Colliery.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Site provides amenity greenspace within industrial estate only.	
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)			Zero/Low Impact - no or minimal mitigation required ✓	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment			Zero/Low Impact - no or minimal mitigation required ✓	
Flooding				Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Lies within a Critical Drainage Area and Source Protection Zone. High incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			Traffic impact assessment required. Access from existing estate roads into plot. No direct access onto Colliery Lane. Car parking provision and servicing subject to end use.	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Zero/Low Impact - no or minimal mitigation required	High Impact - significant mitigation required ✓			Zero/Low Impact - no or minimal mitigation required	
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			Previous industrial use (Hetton Colliery).	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment 25 46dpha		Site is considered suitable for development	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	Currently allocated for employment use. ELR indicates should be retained for employment development. Some mitigation may be required.		Site is considered potentially suitable for development ✓	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			High Impact - significant mitigation required	High Impact - significant mitigation required	Site is not considered suitable for development		Site is not considered suitable for development	






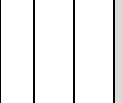


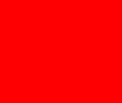
SLR Ref: 752		Site Area: 6.32ha		Site Location: Plot 5, Rainton Bridge South		YES <input type="checkbox"/>		Brownfield %		0		Greenfield %		100			
SHLAA Ref:				Industrial Estate		NO <input checked="" type="checkbox"/>		Urban?				Urban fringe?		Open countryside?			
Present Land Use: Vacant employment land				Site appraised for:				Is the site in the Green Belt?				Would development on this site impact upon the five purposes of the Green Belt?					
Adjacent Uses: Employment, natural greenspace				Employment land				YES <input type="checkbox"/>				1. Check unrestricted sprawl of the built-up area?					
Site Photos				Designations Map				NO <input checked="" type="checkbox"/>				2. Safeguard the countryside from further encroachment?					
								Break?				3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?					
Key Designations:				Adjacent Designations:				Cumulative Impact				4. Preserve the special & separate characteristics of historic settlements?					
UDP HA1.6 Employment land				• Employment				• Biodiversity / SSSI proximity				5. Assist in the regeneration of the urban area?					
CN15 Great North Forest				• Nature reserve				• Within Critical Drainage Area				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
				• Agriculture													
Landscape and Townscape				Biodiversity													
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Lies in close proximity to Rainton Meadows Nature Reserve, with evidence of priority species on and in close proximity to the site.					
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?									
		Tree Preservation Order (TPO)				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)									
		Grade 2 or 3a Agricultural Land				Are there any known UK protected species/habitats on or adjacent to the site?		Adverse impact on Local Geodiversity Site (LGS)									
		Area of Significant Historic Landscape				Wildlife Corridor		Are there any known UK protected species/habitats on or adjacent to the site?									
								Would the development of the site impact upon the connectivity of habitats?				Yes					
												Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required	
												<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	


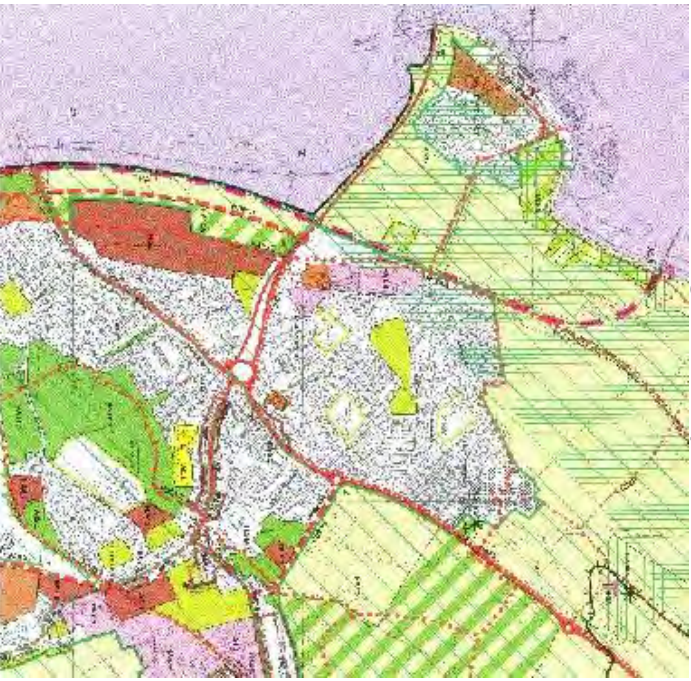
Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Local archaeological interest.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site lies adjacent to Rainton Meadows Nature Reserve, and a wider network of Green Infrastructure corridors.
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Zero/Low Impact - no or minimal mitigation required	Is the proposed development site designated as open space or playing fields? No.	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	The site lies within a Critical Drainage Area and is partly affected by 1:100 incidence surface water flooding. The site is also subject to lower incidence groundwater flooding.		Medium Impact - mitigation required	High Impact – significant mitigation required	Medium Impact - mitigation required
Ground Conditions & Contamination			Suitability and Deliverability		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	What is considered suitable on the site? Employment		Site is considered suitable for development
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	Site Appraisal Conclusion Currently allocated for employment use. The ELR recommends the site is retained for employment. Some mitigation may be necessary.	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	High Impact – significant mitigation required			Site is not considered suitable for development
Infrastructure and Services			Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Traffic impact assessment required. Access from existing fourth arm of roundabout into plot. No direct access onto B1284. Car parking provision and servicing subject to end use.	Zero/Low Impact - no or minimal mitigation required
Site Appraisal Conclusion			Site is considered suitable for development		

SLR Ref: 778		Site Area: 0.42ha		Site Location: Plot 5, Rainton Bridge North Industrial Estate, Houghton-le-Spring		Brownfield %		Greenfield %		100			
SHLAA Ref:				Industrial Estate, Houghton-le-Spring		Urban?		Urban fringe?		Open countryside?			
Present Land Use: Vacant employment land		Adjacent Uses: Employment		Site appraised for: Employment land		Is the site in the Green Belt?		Is the site in a Settlement Break?		Impact			
Site Photos				Designations Map				YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>			
								YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shirey Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/> <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	
				Key Designations: UDP HA1.5 Employment land CN15 Great North Forest		Adjacent Designations: <ul style="list-style-type: none"> • Employment 		Cumulative Impact <ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network 					
Landscape and Townscape													
Category 1: Significant Constraints			No significant issues identified.										
Grade 1 Agricultural Land													
Ancient Woodland													
Category 2: Constraints			Lies in close proximity to ponds. Evidence of priority species on and in close proximity to the site.										
Area of High Landscape Value or Significance													
Tree Preservation Order (TPO)													
Grade 2 or 3a Agricultural Land													
Area of Significant Historic Landscape			Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required						
													
Biodiversity													
Category 1: Significant Constraints			Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]			Adverse impact on Site of Special Scientific Interest (SSSI)			Adverse impact on Local Nature Reserve (LNR)				
			Are there any known European protected species/habitats on or adjacent to the site?			Are there any known UK protected species/habitats on or adjacent to the site?			Wildlife Corridor				
Category 2: Constraints			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Would the development of the site impact upon the connectivity of habitats?				
			✓			✓			No.				
			Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required						
													


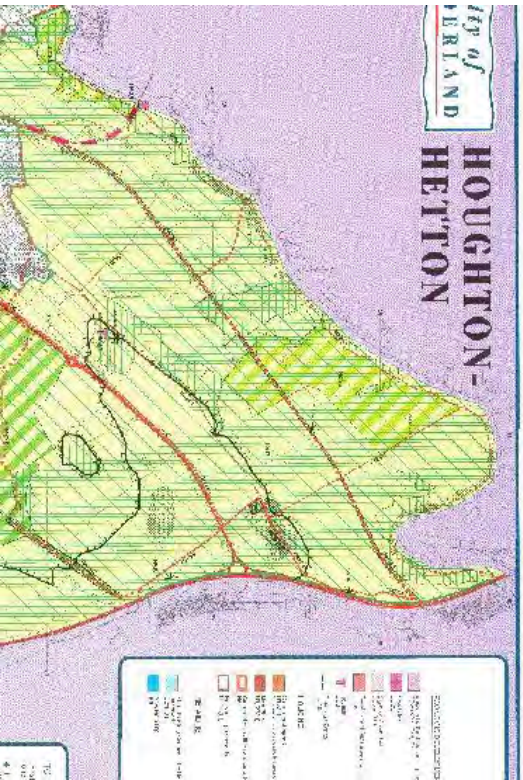
Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms informal greenspace within the Industrial Estate.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area and is subject to lower incidence potential of groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Traffic impact assessment required. Access from existing estate roads into plot. No direct access onto B1284. Car parking provision and servicing subject to end use.
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
Ground Conditions & Contamination			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion Site forms part of Rainton Bridge Industrial Estate and should therefore be retained for employment use. ELR does not recommend de-allocation. Some mitigation may be required for biodiversity and flooding.	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Medium Impact - mitigation required High Impact – significant mitigation required		Site is considered potentially suitable for development Site is not considered suitable for development

SLR Ref: 779 SHLAA Ref:	Site Area: 3.05ha	Site Location: Plot 3, Rainton Bridge South Industrial Estate, Houghton-le-Spring		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100		
Present Land Use: Vacant employment land Adjacent Uses: Employment, wildlife site	Site appraised for: Employment land	Is the site in the Green Belt?		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Urban?		Urban fringe?	<input checked="" type="checkbox"/>	Open countryside?	
Site Photos 		Designations Map 		Is the site in a Settlement Break?		<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p>					
Key Designations: UDP HA1.6 Employment land CN15 Great North Forest		Adjacent Designations: • Employment • Nature Reserve		Cumulative Impact • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network		<p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/></p> <p>4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>					
Landscape and Townscape		Biodiversity		Category 1: Significant Constraints		Lies in close proximity to Rainton Meadows Nature Reserve, with evidence of priority species on and in close proximity to the site.					
Grade I Agricultural Land Ancient Woodland		No significant issues identified.		Adverse impact on European sites (SPA) or Special Area of Conservation (SAC) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor							
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Category 2: Constraints		<p>Adverse impact on Local Wildlife Site (LWS) <input checked="" type="checkbox"/></p> <p>Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/></p> <p>Are there any known UK protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/></p> <p>Wildlife Corridor <input checked="" type="checkbox"/></p>					
Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required		High Impact - significant mitigation required		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>	
				Would the development of the site impact upon the connectivity of habitats? Yes							


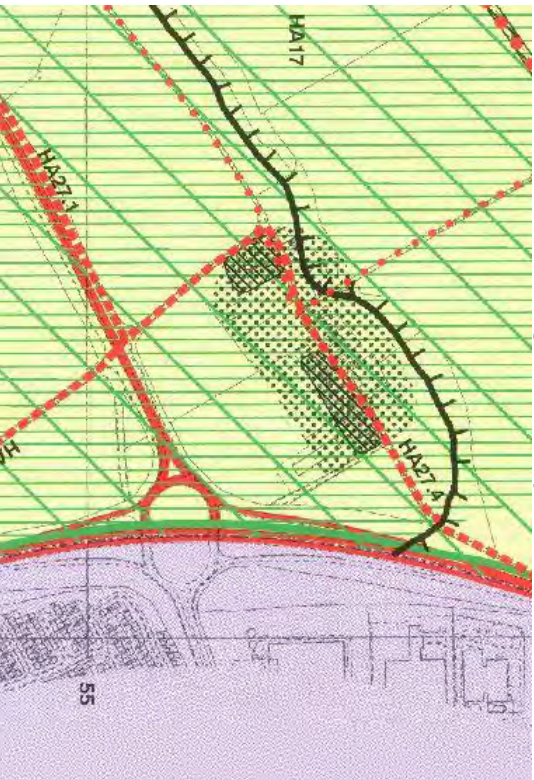
Historic Environment and Culture			Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological interest.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.		
						Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
Flooding			Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding. The site is also subject to lower incidence groundwater flooding.		Is there road capacity for site traffic generation?	Planning application for temporary 300 space car park for Npower.		
			Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?
Ground Conditions & Contamination			Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	The site lies within a Coal Referral Area.		What is considered suitable on the site?	Employment		
			Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			How many homes could be provided? How many jobs could the site provide for?
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	Site Appraisal Conclusion Site forms part of Rainton Bridge Industrial Estate and should therefore be retained for employment use. ELR does not recommend de-allocation. Some mitigation may be required for biodiversity and flooding.			
			High Impact – significant mitigation required 	Site is considered suitable for development	Site is not considered suitable for development	

SLR Ref: 814		Site Area: 75.09ha		Site Location: Green Belt beside Mount Pleasant and Bidlick Woods		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/>		Brownfield %		5		Greenfield %		95			
SHLAA Ref:								NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?					
Present Land Use: Parkland		Adjacent Uses: Residential, riverside, railway		Site appraised for: Potential development		Green Belt Separation		This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Washington with Penshaw / Houghton-le-Spring, and also Penshaw with Chester-le-Street		Would development on this site impact upon the five purposes of the Green Belt?		1. Check unrestricted sprawl of the built-up area?		✓		□			
Site Photos				Designations Map				Part of the area forms James Steel Park, while other parts provide agriculture, tree shelter belts, amenity greenspace, Penshaw Park and terraced rows (Lambton and Gladstone Terrace). It forms part of the River Wear strategic wildlife and green corridor. It also provides woodland and formal play facilities. The Leamside Line passes through this area.		2. Safeguard the countryside from further encroachment?		✓		□					
				Key Designations: CN2/3/4/5 Green Belt L1/7/9 Existing open space CN15 Great North Forest CN23 Wildlife Corridors HA9.3 James Steel Park T16 Communication Corridors		Adjacent Designations:		<ul style="list-style-type: none"> Residential Riverside Leamside Line Woodland Agriculture 		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Sealham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor?		✓		□					
Landscape and Townscape						Cumulative Impact		<ul style="list-style-type: none"> Within Critical Drainage Area 		4. Preserve the special & separate characteristics of historic settlements?		□		✓					
Category 1: Significant Constraints		Grade I Agricultural Land		Site partly lies within an Area of High Landscape Value (River Wear corridor). Agricultural land quality not known.		Biodiversity				5. Assist in the regeneration of the urban area?		✓		□					
		Ancient Woodland				Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.							
		Area of High Landscape Value or Significance				Category 2: Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		✓	
		Tree Preservation Order (TPO)		✓		Adverse impact on Local Nature Reserve (LNR)				Forms part of the River Wear strategic wildlife corridor and includes a Local Wildlife Site within James Steel Park. Priority species are recorded roosting in the area. Close proximity to Local Wildlife Sites.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		✓	
		Grade 2 or 3a Agricultural Land		?		Adverse impact on Local Nature Reserve (LNR)						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		✓	
		Area of Significant Historic Landscape				Adverse impact on Local Wildlife Site (LWS)		✓				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		✓	
						Adverse impact on Local Geodiversity Site (LGS)		✓				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		✓	
						Are there any known UK protected species/habitats on or adjacent to the site?		✓				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		✓	
						Wildlife Corridor		✓				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		✓	
						Would the development of the site impact upon the connectivity of habitats?		Yes				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		✓	

Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological importance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of the strategic River Wear Green Infrastructure corridor. The northern section forms part of James Steel Park. Green Belt also incorporates Penshaw Park and amenity greenspace at Biddick Woods. Public right of way cross the area.
Category 2: Constraints		Category 2: Constraints Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Parts of James Steel Park falls within the flood zones associated with the River Wear. Biddick Woods lies within a Critical Drainage Area. Small pockets of land are affected by 1:30 incidence surface water flooding. Lower incidence potential of groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required		
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion Forms a large area of Green Belt.	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Medium Impact - mitigation required High Impact – significant mitigation required		






SLR Ref: 815		Site Area: 356.04ha		Site Location: Cox Green and Penshaw Monument Green Belt, Houghton-le-Spring		Is the site in the Green Belt? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield %		5		Greenfield %		95	
SHLAA Ref:								Urban?		Urban fringe?		Open countryside?			
Present Land Use: Agriculture, natural greenspace Adjacent Uses: Riverside, residential, agriculture				Site appraised for: Potential development				Green Belt Separation This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Washington with Penshaw / Houghton-le-Spring and Sunderland.				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input checked="" type="checkbox"/> <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/> <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input checked="" type="checkbox"/> <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> <input checked="" type="checkbox"/> 5. Assist in the regeneration of the urban area? <input checked="" type="checkbox"/> <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.			
Site Photos 				Designations Map 				Key Designations: CN2/3/4/5 Green Belt HA9 Regional recreational resources CN15 Great North Forest CN23 Wildlife Corridors CN20/CN21 SSSI / LWS				Adjacent Designations: <ul style="list-style-type: none"> • Agriculture • Riverside • Woodland • Residential 			
Landscape and Townscape Category 1: Grade I Agricultural Land Ancient Woodland Category 2: Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape				Site lies within an Area of High Landscape Value (Penshaw Monument, Magnesian Limestone Escarpment, River Wear corridor). Agricultural land quality not known. Wear River Bank Woods LWS is largely protected by Tree Preservation Orders.				Biodiversity Category 1: Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Adverse impact on Local Geodiversity Site (LGS) Adverse impact on Local Wildlife Site (LWS) Category 2: Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)				Forms part of the River Wear strategic wildlife corridor, and wildlife corridor north-south from the River Wear into County Durham. Includes a number of SSSI's and LWS's. Priority species are recorded across the area.			
Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required				Would the development of the site impact upon the connectivity of habitats? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required				Would the development of the site impact upon the connectivity of habitats? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			



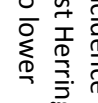




Historic Environment and Culture			Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Penshaw Monument Grade I listed building. Local archaeological importance (former quarries, waggonways and staithe, ridge and furrow).	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of the strategic River Wear Green Infrastructure corridor along the River Wear and between Sunderland and Houghton-le-Spring. The area includes Wearside Golf Course, as well as natural greenspace in the form of woodland and land around the Penshaw Monument. Public right of way cross the area.	Zero/Low Impact - no or minimal mitigation required	
	Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)					<input checked="" type="checkbox"/>
Flooding			Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input checked="" type="checkbox"/>	Narrow sections of riverside fall within the flood zones associated with the River Wear. Small pockets of land are affected by 1:30 incidence surface water flooding. Lower incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	High Impact – significant mitigation required	
	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		<input checked="" type="checkbox"/>			Is there water and sewerage capacity for site requirements? <input type="checkbox"/>
Ground Conditions & Contamination			Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	Steeply sloping topography. Power lines cross through the centre of the area. Landfill / waste sites exist near to Cox Green. Lies within a Coal Referral Area.	What is considered suitable on the site? <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	High Impact – significant mitigation required	
	<input checked="" type="checkbox"/>		How many homes could be provided? <input type="checkbox"/>			How many jobs could the site provide for? <input type="checkbox"/>
	<input checked="" type="checkbox"/>		Site Appraisal Conclusion			
	<input checked="" type="checkbox"/>		Forms a large area of Green Belt.			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	<input checked="" type="checkbox"/>	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	Medium Impact - mitigation required	High Impact – significant mitigation required	<input checked="" type="checkbox"/>		


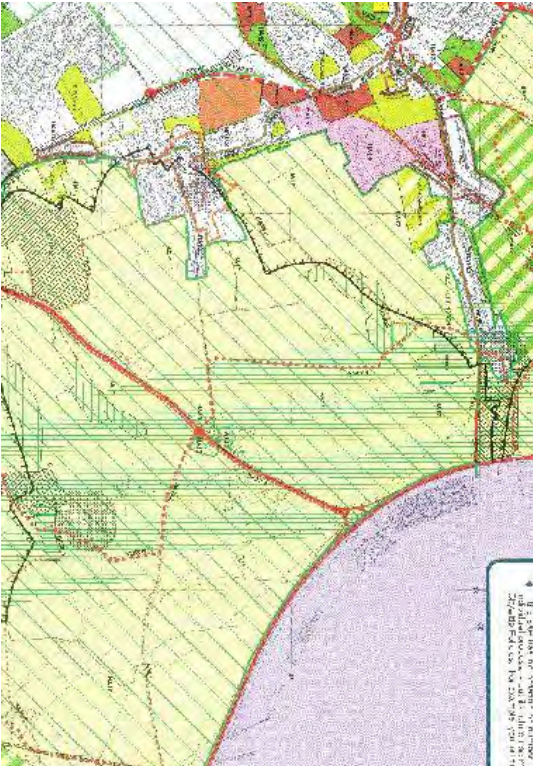
SLR Ref: 816		Site Area: 15.16ha		Site Location: Offerton Village		YES <input checked="" type="checkbox"/>		Brownfield %		50		Greenfield %		50			
SHLAA Ref:						NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?				✓	
Present Land Use: Village and immediate environs Adjacent Uses: Agriculture, dual carriageway				Site appraised for: Potential development				Is the site in a Settlement Break?				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>					
Site Photos 				Designations Map 				Is the site in the Green Belt?				YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>					
				Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors M5 Eastern Limit of Shallow Coalfield Area B13, B14 Areas of Potential Archaeological Importance				Adjacent Designations: • Agriculture • Dual carriageway				Cumulative Impact • Biodiversity / SSSI proximity					
Landscape and Townscape				Biodiversity													
Category 1: Significant Constraints		Grade I Agricultural Land Ancient Woodland		The site lies along the eastern boundary of the historic village of Offerton, and within an area of higher landscape value, associated with the Magnesian Limestone Escarpment and River Wear valley.				Category 1: Significant Constraints									
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land						Adverse impact on European sites [Rambar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor				Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor					
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required					
				Would the development of the site impact upon the connectivity of habitats?				Yes.				Zero/Low Impact - no or minimal mitigation required					
				The site lies within a wildlife corridor, and has potential to support farmland birds.				Medium Impact - mitigation required				High Impact - significant mitigation required					

Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Yes, Offerton is a 'historic' village, including Offerton Hall and a former quarry.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site lies within a major Green Infrastructure corridor, north-south between the River Wear and County Durham. A Right of Way passes along the north of the site.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development



SLR Ref: 817		Site Area: 65.00ha		Site Location: Green Belt around Penshaw Village, Houghton-le-Spring		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100			
SHLAA Ref:								NO <input type="checkbox"/>		Urban?				Urban fringe?		Open countryside?			
Present Land Use: Agriculture, allotments		Adjacent Uses: Agriculture, residential		Site appraised for: Potential development		Green Belt Separation		This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Washington with Penshaw / Houghton-le-Spring, and Penshaw with Sunderland.		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact					
Site Photos		Designations Map		Key Designations: CN2/3/4/5 Green Belt HA9 Regional recreational resources CN15 Great North Forest CN23 Wildlife Corridors CN20/CN21 SSSI / LWS		Adjacent Designations: • Agriculture • Riverside • Woodland • Residential		Cumulative Impact • Biodiversity / SSSI proximity		1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Would the development of the site impact upon the connectivity of habitats?		Yes					
Landscape and Townscape		Grade I Agricultural Land Ancient Woodland		Site lies within an Area of High Landscape Value (Penshaw Monument, Magnesian Limestone Escarpment, River Wear corridor). Agricultural land quality not known.		Category 1: Significant Constraints [Bansar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Adverse impact on European sites Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Forms part of the River Wear strategic wildlife corridor, and wildlife corridor north-south from the River Wear into County Durham. Includes a number of SSSI's and LWS's. Priority species are recorded across the area.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Area of Significant Historic Landscape ?		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required									

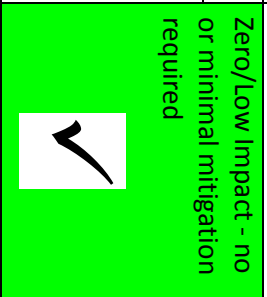

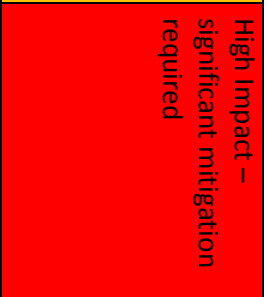
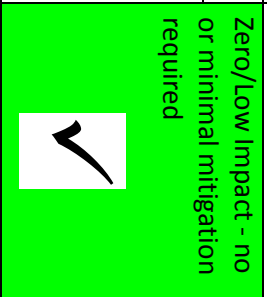

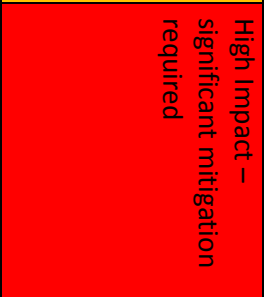
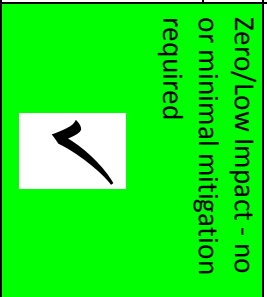

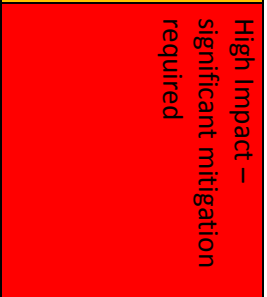
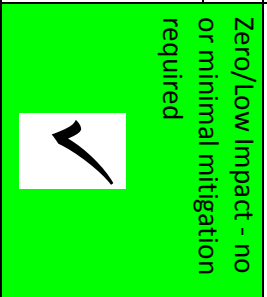

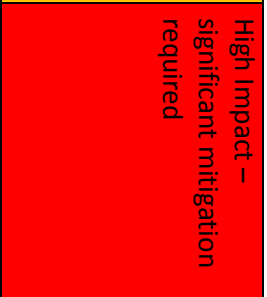
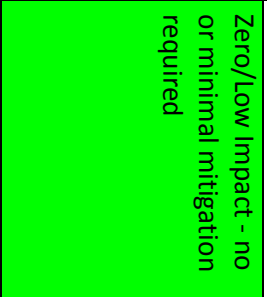
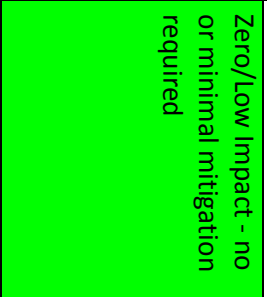
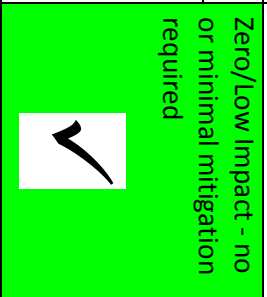

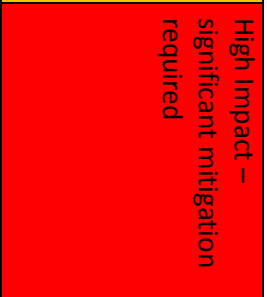
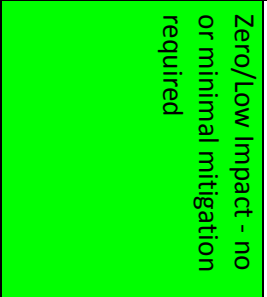

Historic Environment and Culture			Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance (forms part of the historic village of Penshaw, and includes New Painshaw Pit).		Medium Impact - mitigation required	High Impact – significant mitigation required	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of the strategic River Wear Green Infrastructure corridor along the River Wear and between Sunderland and Houghton-le-Spring, and also between Houghton and Sunderland. The area includes 2 allotment sites, as well as natural greenspace at the former Cross Rigg Quarry and along the former Penshaw/Pallion railway. Public right of way cross the area.			
							Category 2: Constraints Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation required	High Impact – significant mitigation required
Flooding			Infrastructure and Services						
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Lower incidence potential of groundwater flooding.		Medium Impact - mitigation required	High Impact – significant mitigation required	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?				
							Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	High Impact – significant mitigation required
Ground Conditions & Contamination			Suitability and Deliverability						
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Steeply sloping topography in parts. Power lines cross through the east of the area. Landfill / waste sites exist at the former Cross Rigg Quarry. Lies within a Coal Referral Area.		Medium Impact - mitigation required	High Impact – significant mitigation required	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?				
							Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	High Impact – significant mitigation required
							Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Medium Impact - mitigation required	High Impact – significant mitigation required
Site Appraisal Conclusion Forms a large area of Green Belt.			Forms a large area of Green Belt.						


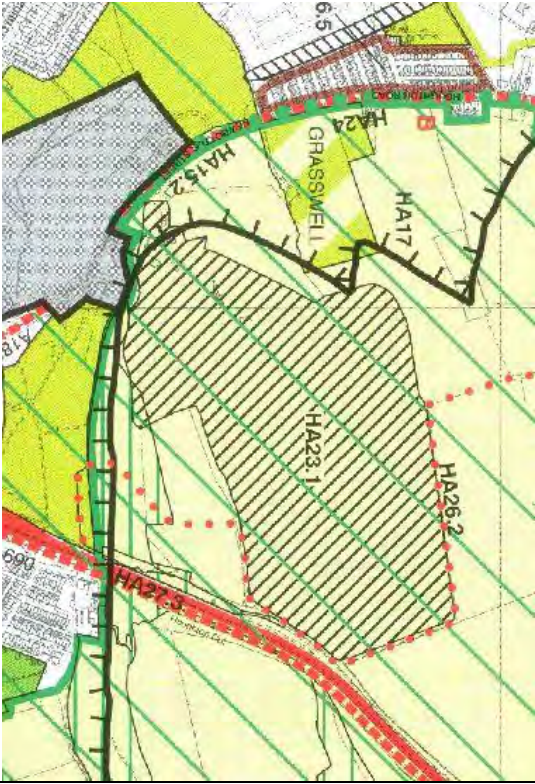
Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Various sites with local archaeological significance (including military sites, former Lambton Waggonway alignment, old quarries), .	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site incorporates Herrington Country Park and forms an integral part of the strategic Green Infrastructure corridor linking the River Wear southwards into County Durham. The area also includes natural greenspace and public rights of way.	<input type="checkbox"/>	<input type="checkbox"/>
				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Part of the site (along the Herrington Burn) is subject to Flood Risk Zones. Additional pockets of land are affected by 1:30 incidence surface water flooding, and the land around New and West Herrington falls within a Critical Drainage Area. Area is also subject to lower incidence potential of groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 
Ground Conditions & Contamination			Site Appraisal Conclusion		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Undulating landscape. Includes an electricity substation at Foxcover Bank. Electricity pylons cut through the east of the site. Probable contamination due to past mining activity.	Forms a large area of Green Belt.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 


SLR Ref: 819	Site Area: 174.03ha	Site Location: Green Belt west of Stonegate		YES <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	
SHLAA Ref:				NO <input type="checkbox"/>	Urban?		Urban fringe?	Open countryside?	<input checked="" type="checkbox"/>
Present Land Use: Agriculture, paddocks	Adjacent Uses: Housing, agriculture, landfill	Site appraised for:	Potential development	Is the site in the Green Belt?	Would development on this site impact upon the five purposes of the Green Belt?				
Site Photos		Designations Map		Is the site in a Settlement Break?	1. Check unrestricted sprawl of the built-up area?				
				YES <input type="checkbox"/>	2. Safeguard the countryside from further encroachment?				
				NO <input checked="" type="checkbox"/>	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor?				
					4. Preserve the special & separate characteristics of historic settlements?				
					5. Assist in the regeneration of the urban area?				
					Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.				
					Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>
					Cumulative Impact				
					<ul style="list-style-type: none"> Biodiversity / SSSI proximity Within Critical Drainage Area Local Road Network School capacity 				
					Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors M5 Eastern Limit of Shallow Coalfield Area HA18 Stonegate Car Showrooms				
					Adjacent Designations: <ul style="list-style-type: none"> Agriculture Residential Quarry/landfill Dual carriageway 				
Landscape and Townscape				Biodiversity					
Category 1: Significant Constraints	Grade 1 Agricultural Land		The site forms part of the Magnesian Limestone Escarpment, which is identified as higher landscape value. Agricultural land quality not known (higher grade land located nearby).	Category 1: Significant Constraints	Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		The site forms an integral part of a north-south strategic wildlife corridor along the Magnesian Limestone Escarpment, and is in close proximity to a LWS and SSSI. Evidence of priority species across the area.		
	Ancient Woodland			Adverse impact on Site of Special Scientific Interest (SSSI)	<input checked="" type="checkbox"/>				
Category 2: Constraints	Area of High Landscape Value or Significance	<input checked="" type="checkbox"/>		Adverse impact on Local Nature Reserve (LNR)					
	Tree Preservation Order (TPO)			Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>				
	Grade 2 or 3a Agricultural Land	?		Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>				
	Area of Significant Historic Landscape			Adverse impact on Local Geodiversity Site (LGS)		Zero/Low Impact - no or minimal mitigation required			
			Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>	Would the development of the site impact upon the connectivity of habitats?				
			Wildlife Corridor	<input checked="" type="checkbox"/>	YES	<input checked="" type="checkbox"/>			

Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Local archaeological significance...	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site forms a major part of a strategic Green Infrastructure Corridor linking County Durham with the River Wear. Public rights of way cross the area.		
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)			Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	✓	
								✓
Flooding				Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			The area lies within a Source Protection Zone and partly within a Critical Drainage Area. Small pockets of 1:30 incidence surface water flooding exist. Lower incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			Undulating landscape. Pylons cross the easternmost part of the area..	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Forms a large area of Green Belt.		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Forms a large area of Green Belt.		











SLR Ref: 820		Site Area: 6.42ha		Site Location: Green Belt beside New and West Herrington		Is the site in the Green Belt?		Brownfield %		Greenfield %		100			
SHLAA Ref:				Herrington		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Urban? <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Urban fringe?		Open countryside? <input type="checkbox"/> Impact <input checked="" type="checkbox"/> No impact					
Present Land Use: Agriculture, parkland Adjacent Uses: Agriculture, residential				Site appraised for: Potential development				Is the site in a Settlement Break?		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 5. Assist in the regeneration of the urban area? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
Site Photos 				Designations Map 				Key Designations: UDP CN2/3/4/5 Green Belt L1/7/9 Existing open space B14 Areas of Potential Archaeological Importance CN15 Great North Forest M5 Eastern Limit of Shallow Coalfield CN20 SSSI				Adjacent Designations: <ul style="list-style-type: none"> • Agriculture, • Residential • Natural greenspace 			
Landscape and Townscape				Biodiversity											
Category 1: Significant Constraints		Grade 1 Agricultural Land		The site is identified as higher landscape quality due to forming the backdrop to the Magnesian Limestone Escarpment. Agricultural land quality not known.		Category 1: Significant Constraints		Adverse impact on European sites (Bamsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)			
		Ancient Woodland						Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)			
Category 2: Constraints		Area of High Landscape Value or Significance						Are there any known European protected species/habitats on or adjacent to the site?		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor			
		Tree Preservation Order (TPO)						Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)					
		Grade 2 or 3a Agricultural Land		?				Would the development of the site impact upon the connectivity of habitats?		Yes.					
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			



Historic Environment and Culture			Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological importance.				Category 1: Significant Constraints Historic Park or Garden (EH List)	
					Cemetery / Churchyard	
Category 2: Constraints Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)				Category 2: Constraints Public Open Space/Playing Field/Play Area	The site incorporates Herrington Welfare Park, and a small allotment site. The area forms the edge of the strategic Green Infrastructure corridor linking the River Wear southwards into County Durham.	
				Allotment		
Flooding			Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site falls within a Critical Drainage Area, and is partly affected by 1:30 incidence surface water flooding. Area is also subject to lower incidence potential of groundwater flooding.				Is there road capacity for site traffic generation?	
					Is there water and sewerage capacity for site requirements?	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone				Is there education/community/health facility capacity for site requirements?		
				What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		
				Suitability and Deliverability		
				What is considered suitable on the site?		
				How many homes could be provided? How many jobs could the site provide for?		
Ground Conditions & Contamination			Site Appraisal Conclusion			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.				Site forms part of the Green Belt.	
					Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	
					Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	
					Zero/Low Impact - no or minimal mitigation required	
Medium Impact - mitigation required						
High Impact – significant mitigation required						

SLR Ref: 822		Site Area: 30.94ha		Site Location: Green Belt west and south of Houghton Quarry, Houghton-le-Spring		YES <input checked="" type="checkbox"/>		Brownfield % 0		Greenfield % 100			
SHLAA Ref:						NO <input type="checkbox"/>		Urban?		Open countryside?			
Present Land Use: Natural/amenity greenspace and allotments				Site appraised for: Potential development				Is the site in the Green Belt?		Impact			
Adjacent Uses: Housing, agriculture, landfill								Break?		NO <input checked="" type="checkbox"/>			
Site Photos				Designations Map				Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?			
								This portion of Green Belt helps to prevent countryside encroachment and urban sprawl.		1. Check unrestricted sprawl of the built-up area? <input checked="" type="checkbox"/>			
				Key Designations: UDP CN2/3/4/5 Green Belt L1/7/9 Existing open space CN15 Great North Forest M5 Eastern Limit of Shallow Coalfield Area CN21 Local Wildlife Site				Cumulative Impact		2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/>			
				Adjacent Designations:				<ul style="list-style-type: none"> • Agriculture • Residential • Quarry/landfill 		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/>			
Landscape and Townscape				Biodiversity				The area is considered to be of higher landscape value, associated with the Magnesian Limestone Escarpment. It also forms part of the strategic wildlife and green infrastructure corridor that links the River Wear southwards into County Durham.		4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>			
Category 1: Significant Constraints		Grade I Agricultural Land		The site forms part of the Magnesian Limestone Escarpment, which is identified as higher landscape value.				The area incorporates a Local Wildlife Site, amenity greenspace and allotments.		5. Assist in the regeneration of the urban area? <input checked="" type="checkbox"/>			
		Ancient Woodland						<ul style="list-style-type: none"> • Local Road Network • School capacity 		<p>Green Belt Separation</p> <p>This portion of Green Belt helps to prevent countryside encroachment and urban sprawl.</p> <p>The area is considered to be of higher landscape value, associated with the Magnesian Limestone Escarpment. It also forms part of the strategic wildlife and green infrastructure corridor that links the River Wear southwards into County Durham.</p> <p>The area incorporates a Local Wildlife Site, amenity greenspace and allotments.</p>		<p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>	
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		Adverse impact on Site of Special Scientific Interest (SSSI)		Zero/Low Impact - no or minimal mitigation required	
		Tree Preservation Order (TPO)		Adverse impact on Site of Special Reserve (LNR)		Adverse impact on Local Nature Reserve (LNR)		High Impact - significant mitigation required		High Impact - significant mitigation required			
		Grade 2 or 3a Agricultural Land		Are there any known European protected species/habitats on or adjacent to the site?		Are there any known UK protected species/habitats on or adjacent to the site?		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required			
		Area of Significant Historic Landscape		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		High Impact - significant mitigation required		High Impact - significant mitigation required			
				Adverse impact on Local Geodiversity Site (LGS)		Wildlife Corridor		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required			
				Would the development of the site impact upon the connectivity of habitats?		Yes		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required			


Historic Environment and Culture			Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance.	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of a strategic Green Infrastructure Corridor. The area comprises allotments, amenity greenspace and natural greenspace.		
							Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
Flooding								
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Source Protection Zone and is subject to lower incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Ground Conditions & Contamination								
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Steeply sloping site.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 	Site Appraisal Conclusion Site forms a large part of Green Belt.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 




Historic Environment and Culture			Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Various archaeological features across the area, including Old Burdon historic village, barrows, former sand pit, historical finds, military significance, Hetton Colliery Railway. Stonegate Pumping Station is Grade II listed.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	✓ ✓ ✓	Site forms a major part of a strategic Green Infrastructure Corridor linking County Durham with the River Wear. Public rights of way cross the area. Area includes Hillside Cemetery, Sharpley Golf Course, Go-Karting facility and numerous natural greenspaces.	✓ ✓ ✓						
						Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓ ✓	✓ ✓			
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?								
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	✓ ✓ ✓ ✓ ✓	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	✓ ✓ ✓ ✓						
						Ground Conditions & Contamination Site Predominantly Flat Gentle Slope Undulating Steep Slope			Site Appraisal Conclusion Site forms part of the Green Belt.		
						Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	
						Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)					Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
						Undulating landscape. Pylons cross the centre and eastern parts of this area. Landfill / waste sites exist at warden law and Hillside Farm. Land to the east of Warden Law is a Minerals Safeguarded Area. Hillside Cemetery locality is identified as a Coal Referral Area.					
Most of the area falls within a Source Protection Zone. The area around Stonegate also lies within a Critical Drainage Area. Pockets of 1:30 incidence surface water flooding exist across the area. Lower incidence potential of groundwater flooding. Water abstraction at Stonegate.			Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required								





Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The area forms a green infrastructure corridor linking Herrington Burn with Elba Park. The area provides a mixture of different greenspaces – including allotments, sports pitches, amenity and natural greenspace. Public rights of way cross the area.	
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area. The western part of the site incorporates the Herrington Burn, and is therefore subject to Flood Zones and 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.		Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required		Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?		
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			Identified as a Coal Referral Area.		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required		Site Appraisal Conclusion Not suitable for development, forms a significant area of Settlement Break		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Medium Impact - mitigation required High Impact – significant mitigation required				

SLR Ref: 854 SHLAA Ref:		Site Area: 29.74ha		Site Location: Newbottle Settlement Break, Houghton-le-Spring			Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %		0	Greenfield %	100	Urban?		Urban fringe?		✓	Impact	Open countryside?	No impact							
Present Land Use: Woodland, sports pitches, agriculture. Sewage works Adjacent Uses: Residential, agriculture, parkland				Site appraised for: Potential development				Is the site in a Settlement Break?				YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt?																
Site Photos 				Designations Map 				Settlement Break Separation This site forms part of a Settlement Break that seeks to keep separate Success, Newbottle and Burnside/Sunniside. It forms an important Green Infrastructure junction to the Moors Burn, and routes leading to Herrington Burn, Philadelphia and Houghton town centre. These fields were known as "the moor" and are historically linked to the old English village of Newbottle. Specifically, the site provides woodland and junior sports pitches, and also includes Sedgelethch Sewage Works.				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>				Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.									
Key Designations: UDP CN6 Settlement Break EN10 White land CN15 Great North Forest B13 Other Specific Sites and Monuments				Adjacent Designations: • Residential • Agriculture • Pasture • Parkland				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>				Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>		Cumulative Impact • Within Critical Drainage Area • Local Road Network • School capacity													
Landscape and Townscape																													
Category 1: Significant Constraints		Grade 1 Agricultural Land		Agricultural land quality not known.				Category 1: Significant Constraints				Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known European protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>							
		Grade 2 or 3a Agricultural Land		?				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known European protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>							
		Area of Significant Historic Landscape						Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known European protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>							
								Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known European protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>							
								Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known European protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>							


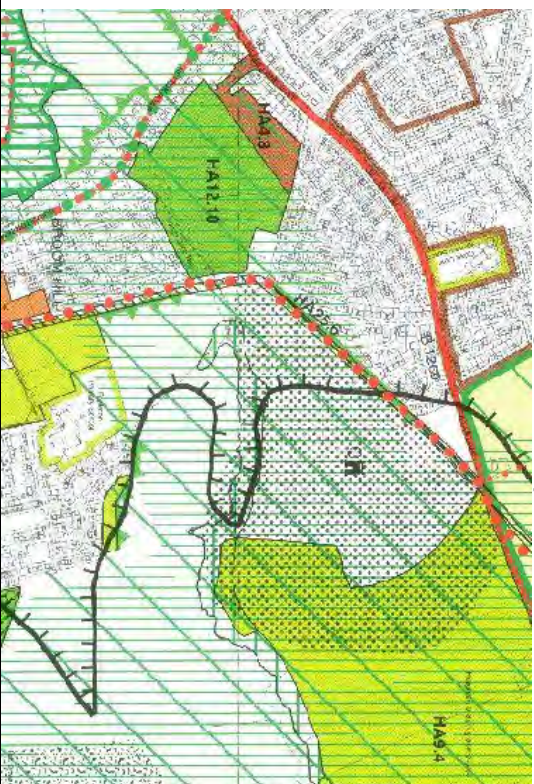
Historic Environment and Culture			Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance, including 2 former pits, mineral waggonways and the site of a former isolation hospital..	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The area forms a green infrastructure corridor linking Herrington Burn with Elba Park. The area provides a mixture of different greenspaces – including allotments, sports pitches, amenity and natural greenspace. Public rights of way cross the area.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Flooding			Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Lies within a Critical Drainage Area. The area includes a Sewage Treatment Works- which is affected by flood risk zones associated with the Moors Burn- and there are additional areas subject to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
						Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone
Ground Conditions & Contamination			Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Identified as a Coal Referral Area. A pylon affects the field immediately to the east of the sewage treatment works.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Not suitable for development, forms a significant area of Settlement Break.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓	✓	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required

SLR Ref: 855	Site Area: 13.66ha	Site Location: Burnside – Dairy Lane Settlement	YES <input type="checkbox"/>	Brownfield % 0	Greenfield % 100			
SHLAA Ref:		Break, Houghton-le-Spring	NO <input checked="" type="checkbox"/>	Urban?	Urban fringe? <input checked="" type="checkbox"/>	Open countryside?		
Present Land Use: Agriculture, greenspace, pasture			Is the site in the Green Belt?	Would development on this site impact upon the five purposes of the Green Belt?				
Adjacent Uses: Residential, agriculture, , sports pitches, employment		Site appraised for: Potential development	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Impact				
Site Photos		Designations Map	Settlement Break Separation	1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.				
		Key Designations: UDP CNI6 Settlement Break EN10 White land CNI5 Great North Forest EN11 Flood Risk Areas HA12.1 Improved greenspace (Flint Mill) HA28.1 Central Route	Adjacent Designations:	Cumulative Impact				
			<ul style="list-style-type: none"> Residential Agriculture Sports pitches Employment 	<ul style="list-style-type: none"> Within Critical Drainage Area Local Road Network School capacity 				
Landscape and Townscape		Biodiversity						
Category 1: Significant Constraints	Grade I Agricultural Land	Agricultural land quality not known.	Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))			Forms a wildlife corridor along the Moors Burn. Evidence of priority species roosting within and in vicinity of the site.	
	Ancient Woodland			Adverse impact on Site of Special Scientific Interest (SSSI)				
Category 2: Constraints	Area of High Landscape Value or Significance			Adverse impact on Local Nature Reserve (LNR)				
	Tree Preservation Order (TPO)			Are there any known European protected species/habitats on or adjacent to the site?			<input checked="" type="checkbox"/>	
	Grade 2 or 3a Agricultural Land	?	Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)			<input checked="" type="checkbox"/>	
	Area of Significant Historic Landscape			Adverse impact on Local Geodiversity Site (LGS)			<input checked="" type="checkbox"/>	
				Are there any known UK protected species/habitats on or adjacent to the site?			<input checked="" type="checkbox"/>	
				Wildlife Corridor			<input checked="" type="checkbox"/>	
			Would the development of the site impact upon the connectivity of habitats?				<input checked="" type="checkbox"/>	
			Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>	Medium Impact - mitigation required	High Impact - significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required <input checked="" type="checkbox"/>



Historic Environment and Culture		Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance, including site of Sedgelych Mill and mill race.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The area forms a green infrastructure corridor linking Elba Park with Rainton Bridge. The Flint Mill site provides amenity greenspace. Public rights of way cross the area.	
Flooding		Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Half of the area is affected by flood risk zones associated with the Moors Burn. Lies within a Critical Drainage Area. There are additional areas subject to 1:30 incidence surface water flooding. Lower incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
Ground Conditions & Contamination		Site Appraisal Conclusion		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Identified as a Coal Referral Area. Pylons affect the eastern and central part of the area. Landfill / waste site at Flint Mill.	Not suitable for development, forms a significant area of Settlement Break		
		Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Half of the area is affected by flood risk zones associated with the Moors Burn. Lies within a Critical Drainage Area. There are additional areas subject to 1:30 incidence surface water flooding. Lower incidence potential of groundwater flooding.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Ground Conditions & Contamination			Suitability and Deliverability		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	The site lies within a Coal Referral Area. Part of the area is subject to landfill / waste (beside Rainton Bridge Industrial estate).		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Not suitable for development, forms a significant area of Settlement Break		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Site Appraisal Conclusion			Site Appraisal Conclusion		


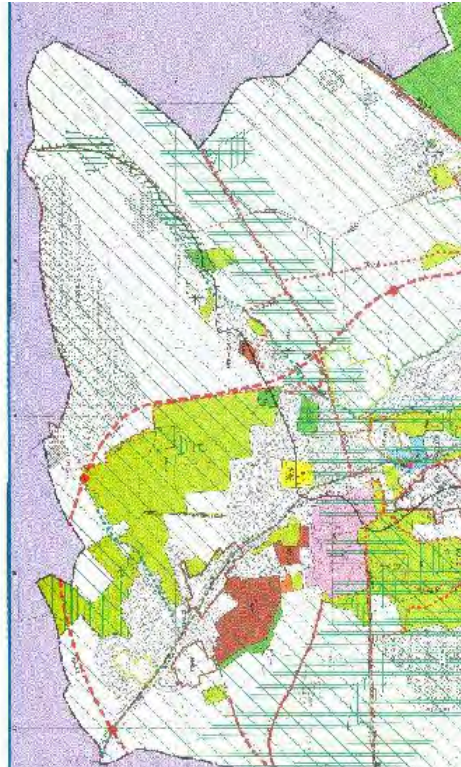
Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological importance relating to 2 former pits and associated wagonways.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms part of a Green Infrastructure corridor linking Rainton Bridge to County Durham. Includes a Cricket Field and areas of woodland / natural greenspace along the Hazard Railway and sites of former pits. Rights of Way cross the area.	Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	✓ ✓	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required	✓ ✓
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	✓ ✓ ✓ ✓	The eastern part of the area is affected by flood zones associated with the stream that runs to the west of North Road. The site lies within a Critical Drainage Area and small parts of the site are affected by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required	✓ ✓	✓ ✓
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Sloping site. Landfill / waste site at former Hazard Pit.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	✓ ✓	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required	✓ ✓	✓ ✓	✓ ✓
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion Not suitable for development, forms a significant area of Settlement Break.	✓	Medium Impact - mitigation required	✓	High Impact - significant mitigation required	✓
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓	✓	✓	High Impact - significant mitigation required	✓	High Impact - significant mitigation required	✓

SLR Ref: 858		Site Area: 26.65ha		Site Location: Copt Hill – Rough Dene Burn Settlement Break		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?			
SHLAA Ref:						YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		0		100		<input checked="" type="checkbox"/>			
Present Land Use:				Site appraised for:		Is the site in a Settlement Break?									
Adjacent Uses:				Potential development		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>									
Site Photos				Designations Map				Settlement Break Separation							
								<p>The urban areas of Houghton-le-Spring and Hetton-le-Hole are joined by a narrow ribbon of housing along the A182, therefore in strict terms the towns are not 'separated' at all. The Settlement Break to the east of this road acts more as a green wedge, but has nevertheless helped to sustain and retain an impression of separateness and distinctiveness between the two communities.</p> <p>This area includes the Seven Sisters Barrow (Scheduled Ancient Monument) and Hetton Colliery railway alignment. It forms part of a wildlife corridor and the Magnesian Limestone Escarpment, and also contains the Rough Dene Burn Local Wildlife Site.</p>							
Key Designations:				Adjacent Designations:				Cumulative Impact							
UDP CN6 Settlement Break CN21 Local Wildlife Sites CN15 Great North Forest CN23 Wildlife Corridors EN10 White Land M5 Eastern Limit of Shallow Coalfield Area				<ul style="list-style-type: none"> Pasture Woodland Agriculture Residential 				<ul style="list-style-type: none"> Biodiversity / SSSI proximity Within Critical Drainage Area School capacity 							
Landscape and Townscape				Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				Direct impact on Rough Dene Burn LWS and LGS. Evidence of priority species in the area. Part of the Rough Dene Burn wildlife corridor and wider corridor north – south between Houghton and Sunderland. Adverse impact to Ancient Semi-natural Woodland.					
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>							
		Grade 2 or 3a Agricultural Land		?		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>							
		Area of Significant Historic Landscape		<input checked="" type="checkbox"/>		Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required <input checked="" type="checkbox"/>	
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>							
						Wildlife Corridor		<input checked="" type="checkbox"/>							
						Would the development of the site impact upon the connectivity of habitats?		<input checked="" type="checkbox"/>							


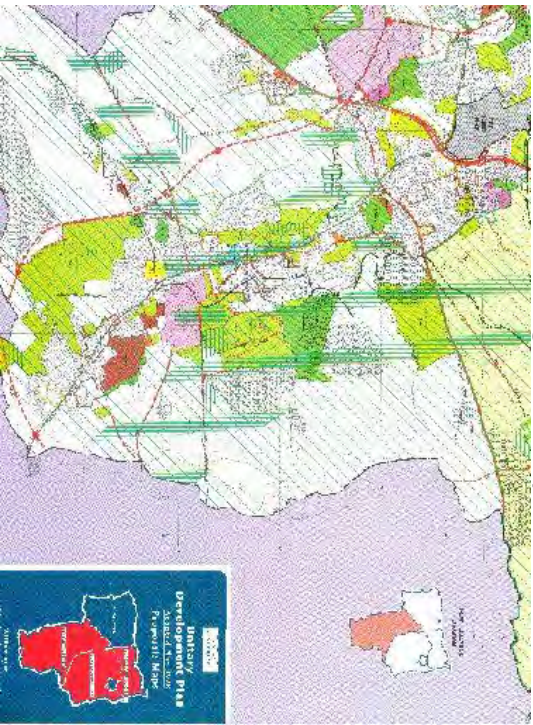
Historic Environment and Culture				Green Infrastructure											
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? Yes, area includes Copt Hill Scheduled Ancient Monument, as well as the alignment of the former Hetton Colliery Railway.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site provides quality natural greenspace associated with Copt Hill and the Hetton Colliery Railway alignment, and forms part of a Green Infrastructure corridor that runs north-south linking the River Wear to County Durham, as well as the east-west corridor along Rough Dene Burn. A public right of way passes through the site.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required								
	Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)							✓	Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Yes, natural greenspace.	High Impact – significant mitigation required				
Category 2: Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)								Flooding The site partly lies within a Critical Drainage Area and Source Protection Zone, and the western part of the site is affected by medium incidence surface water flooding. Areas of 1:30 incidence surface water flooding exist alongside Rough Dene Burn.							
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone								Category 2: Constraints Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required							
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope								Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?							
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)								Site Appraisal Conclusion Not suitable for development, forms a significant area of Settlement Break							
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)								Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required							










SLR Ref: 859	Site Area: 308.95ha	Site Location: Open countryside around Rainton, Houghton-le-Spring		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100		
SHLAA Ref:						Urban?		Urban fringe?		Open countryside? <input checked="" type="checkbox"/>	
Present Land Use: Nature reserve, agriculture, woodland						Would development on this site impact upon the five purposes of the Green Belt?					
Adjacent Uses: Housing, agriculture, employment				Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	1. Check unrestricted sprawl of the built-up area?				<input type="checkbox"/>	<input type="checkbox"/>
Site Photos		Designations Map				2. Safeguard the countryside from further encroachment?				<input type="checkbox"/>	<input type="checkbox"/>
				Key Designations:		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor?				<input type="checkbox"/>	<input type="checkbox"/>
				Adjacent Designations:		4. Preserve the special & separate characteristics of historic settlements?				<input type="checkbox"/>	<input type="checkbox"/>
				Cumulative Impact		5. Assist in the regeneration of the urban area?				<input type="checkbox"/>	<input type="checkbox"/>
				Landscapes and Townscape		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
Category 1: Significant Constraints	Grade 1 Agricultural Land	There is evidence that Grade 3A agricultural land exists within this area.									
	Ancient Woodland										
Category 2: Constraints	Area of High Landscape Value or Significance										
	Tree Preservation Order (TPO)										
	Grade 2 or 3a Agricultural Land	<input checked="" type="checkbox"/>									
	Area of Significant Historic Landscape										
		Zero/Low Impact - no or minimal mitigation required									
		Medium Impact - mitigation required <input checked="" type="checkbox"/>									
		High Impact - significant mitigation required									
Category 1: Significant Constraints	Adverse impact on European sites (SPA) or Special Area of Conservation (SAC)										
	Adverse impact on Site of Special Scientific Interest (SSSI)	<input checked="" type="checkbox"/>									
	Adverse impact on Local Nature Reserve (LNR)	<input checked="" type="checkbox"/>									
	Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>									
Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>									
	Adverse impact on Local Geodiversity Site (LGS)										
	Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>									
	Wildlife Corridor	<input checked="" type="checkbox"/>									
	Would the development of the site impact upon the connectivity of habitats?	Yes <input type="checkbox"/>									
		Zero/Low Impact - no or minimal mitigation required									
		Medium Impact - mitigation required									
		High Impact - significant mitigation required <input checked="" type="checkbox"/>									

Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Local archaeological importance relating to former mining activity.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			The site forms part of a Green Infrastructure corridor linking Rainton Meadows to East Rainton and Moorsley. Much of the area forms natural greenspace, as well as woodland. Rights of Way cross the area.	
	Grade II listed Building/Structure					Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment		
Category 2: Constraints Archaeological Site (Known & potential)	✓		Zero/Low Impact - no or minimal mitigation required	Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	✓	✓	Zero/Low Impact - no or minimal mitigation required	
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Medium Impact - mitigation required	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?				
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓			High Impact – significant mitigation required				
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			Zero/Low Impact - no or minimal mitigation required	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	✓			Medium Impact - mitigation required	Site Appraisal Conclusion Not suitable for development- open countryside forming Green Infrastructure and wildlife corridors. with large areas protected for wildlife value.			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓		High Impact – significant mitigation required				High Impact – significant mitigation required	

SLR Ref: 860		Site Area: 346.32ha		Site Location: Open countryside around High Moorsley, Hetton-le-Hole		YES <input type="checkbox"/>		Brownfield %		0		Greenfield %		100					
SHLAA Ref:						NO <input checked="" type="checkbox"/>		Urban?				Urban fringe?				Open countryside? <input checked="" type="checkbox"/>			
Present Land Use: Agriculture, Golf Course		Adjacent Uses: Housing, agriculture		Site appraised for: Potential development		Is the site in a Settlement Break?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact <input type="checkbox"/>			
Site Photos		Designations Map		Key Designations:		Adjacent Designations:		Cumulative Impact		1. Check unrestricted sprawl of the built-up area?		2. Safeguard the countryside from further encroachment?		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor?		4. Preserve the special & separate characteristics of historic settlements?		5. Assist in the regeneration of the urban area?	
				<ul style="list-style-type: none"> UDP CN6 Settlement Break CN20, CN21 SSSI, LWS HA9, 4 Elenmore Golf Course EN10 White Land CN15 Great North Forest CN23 Wildlife Corridors HA28.2 Hetton Bypass 		<ul style="list-style-type: none"> Agriculture Residential Woodland 		<ul style="list-style-type: none"> Biodiversity / SSSI proximity Within Critical Drainage Area 		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Landscape and Townscape				Biodiversity															
Category 1: Significant Constraints		Grade I Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on European protected species/habitats on or adjacent to the site?		The site forms part of a wildlife corridor between Pittington and Durham, as well as linking north towards Hetton Bogs. The area incorporates 2 SSSI's and 2 LWS's. Priority species are found roosting within the area.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required			
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)											
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)											
		Grade 2 or 3a Agricultural Land		Grade 2 or 3a Agricultural Land		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)											
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)											
				Medium Impact - mitigation required		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor											
				High Impact – significant mitigation required		Would the development of the site impact upon the connectivity of habitats?		Yes											

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓ ✓	Does the site have any historical or archaeological significance? Local archaeological importance relating to former mining activity (including North Hetton and Elemore Pits).	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	✓ ✓	The site forms part of a Green Infrastructure corridor linking Pittington and Hetton, and includes Elemore Golf Course, as well as allotment sites, natural greenspace and sports fields. Rights of Way cross the area.	✓ ✓	✓ ✓
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	✓ ✓	The area partly lies within a Critical Drainage Area and Source Protection Zone, and includes areas affected by 1:30 incidence surface water flooding. High incidence potential of groundwater flooding at Elemore.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	✓ ✓ ✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓ ✓	Undulating area. Coal referral area.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	✓ ✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✓ ✓

SLR Ref: 861	Site Area: 644.25ha	Site Location: Open countryside around Great Eppleton, Hetton-le-Hole		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	
SHLAA Ref:						Urban?		Urban fringe?		Open countryside? <input checked="" type="checkbox"/>
Present Land Use: Agriculture, Golf Course		Site appraised for: Potential development		Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/> <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.				
Adjacent Uses: Housing, agriculture				Cumulative Impact	<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area School capacity 					
Site Photos 		Designations Map 		Key Designations: CN21 LWS HA9.2 Hetton Lyons Country Park EN10 White Land CN15 Great North Forest CN23 Wildlife Corridors HA12.5 Eppleton Reclamation Scheme	Adjacent Designations:					
				Adjacent Designations:	<ul style="list-style-type: none"> Agriculture Residential Woodland 					
Landscape and Townscape										
Category 1: Significant Constraints	Grade I Agricultural Land		Lies within the Magnesian Limestone Escarpment (an area of higher landscape value). Agricultural land quality not known. Tree Preservation Orders near to Warden Law.	Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>	The site forms a strategic wildlife corridor between Warden Law and County Durham, and incorporates 3 Local Wildlife Sites. Priority species are found roosting within the area.			
	Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)	<input checked="" type="checkbox"/>				
Category 2: Constraints	Area of High Landscape Value or Significance	<input checked="" type="checkbox"/>			Adverse impact on Local Nature Reserve (LNR)					
	Tree Preservation Order (TPO)	<input checked="" type="checkbox"/>	Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>						
	Grade 2 or 3a Agricultural Land	?	Adverse impact on Local Geodiversity Site (LGS)							
	Area of Significant Historic Landscape		Adverse impact on Local Geodiversity Site (LGS)							
			Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required				
			Adverse impact on Site of Special Scientific Interest (SSSI)	<input checked="" type="checkbox"/>						
			Adverse impact on Local Nature Reserve (LNR)							
			Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>						
			Adverse impact on Local Geodiversity Site (LGS)							
			Category 2: Constraints	Adverse impact on Local Geodiversity Site (LGS)		Medium Impact - mitigation required				
			Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>						
			Adverse impact on Local Geodiversity Site (LGS)							
			Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>	High Impact – significant mitigation required				
			Adverse impact on Site of Special Scientific Interest (SSSI)	<input checked="" type="checkbox"/>						
			Adverse impact on Local Nature Reserve (LNR)							
			Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>						
			Adverse impact on Local Geodiversity Site (LGS)							
			Category 2: Constraints	Adverse impact on Local Geodiversity Site (LGS)		High Impact – significant mitigation required				
			Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>						
			Adverse impact on Local Geodiversity Site (LGS)							
			Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required				
			Adverse impact on Site of Special Scientific Interest (SSSI)	<input checked="" type="checkbox"/>						
			Adverse impact on Local Nature Reserve (LNR)							
			Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>						
			Adverse impact on Local Geodiversity Site (LGS)							
			Category 2: Constraints	Adverse impact on Local Geodiversity Site (LGS)		High Impact – significant mitigation required				
			Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>						
			Adverse impact on Local Geodiversity Site (LGS)							
			Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required				
			Adverse impact on Site of Special Scientific Interest (SSSI)	<input checked="" type="checkbox"/>						
			Adverse impact on Local Nature Reserve (LNR)							
			Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>						
			Adverse impact on Local Geodiversity Site (LGS)							
			Category 2: Constraints	Adverse impact on Local Geodiversity Site (LGS)		High Impact – significant mitigation required				
			Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>						
			Adverse impact on Local Geodiversity Site (LGS)							

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? Close proximity to Copt Hill Scheduled Ancient Monument. Local archaeological importance relating to former mining activity (including Eppleton and Hetton Collieries), and examples of ridge and furrow. Includes the historic village of Warden Law.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms part of a strategic Green Infrastructure corridor linking Warden Law and County Durham. It includes Hetton Lyons Country Park and Houghton Golf Course, as well as allotment sites beside the urban area, wildlife sites and pockets of woodland. Rights of Way cross the area.	
	✓	Zero/Low Impact - no or minimal mitigation required			High Impact – significant mitigation required 
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓	Medium Impact - mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Zero/Low Impact - no or minimal mitigation required	
	✓	High Impact – significant mitigation required 	Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor		
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	✓	The area partly lies within a Source Protection Zone and is affected by Flood Risk Zones at Hetton Lyons. The area also includes areas affected by 1:30 incidence surface water flooding (as well as the upper reaches of Rough Dene Burn), and medium incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Zero/Low Impact - no or minimal mitigation required	
	✓	High Impact – significant mitigation required 	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	Zero/Low Impact - no or minimal mitigation required	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Zero/Low Impact - no or minimal mitigation required	
	✓	High Impact – significant mitigation required 	Site Appraisal Conclusion Not suitable for development – open countryside of high landscape value, forming strategic Green Infrastructure and wildlife corridors, and protected wildlife sites.		
Ground Conditions & Contamination			Site Appraisal Conclusion		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	Undulating area. Waste/landfill sites at Eppleton and Hetton Lyons / Hetton Moor. Part of the area lies within a Coal Referral Area. Pylons cross the landscape. Safeguarded mineral reserves at Eppleton and Hetton Lyons.	Site Appraisal Conclusion Not suitable for development – open countryside of high landscape value, forming strategic Green Infrastructure and wildlife corridors, and protected wildlife sites.	High Impact – significant mitigation required 	
	✓	Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion Not suitable for development – open countryside of high landscape value, forming strategic Green Infrastructure and wildlife corridors, and protected wildlife sites.		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	✓	Medium Impact - mitigation required	Site Appraisal Conclusion Not suitable for development – open countryside of high landscape value, forming strategic Green Infrastructure and wildlife corridors, and protected wildlife sites.	High Impact – significant mitigation required 	
	✓	High Impact – significant mitigation required 			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓	High Impact – significant mitigation required 	Site Appraisal Conclusion Not suitable for development – open countryside of high landscape value, forming strategic Green Infrastructure and wildlife corridors, and protected wildlife sites.	High Impact – significant mitigation required 	
	✓	High Impact – significant mitigation required 