

Strategic Land  
**Review**



**North**

**May 2016**




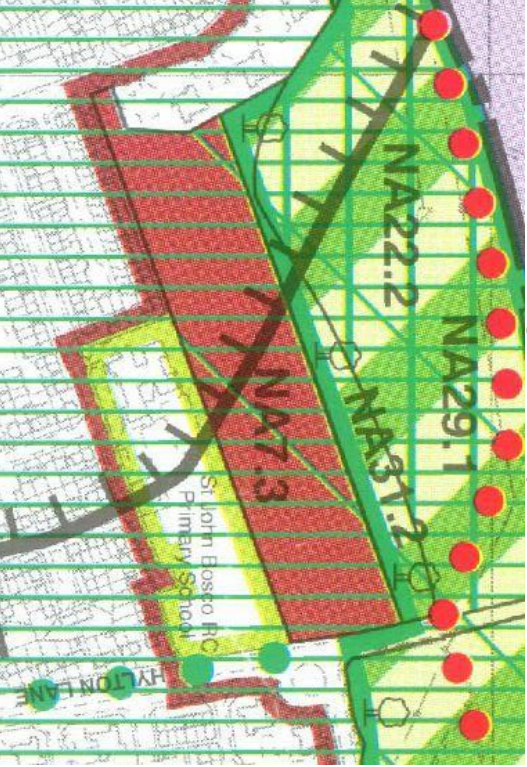




<b>SLR Ref:</b>		<b>Site Area:</b> 0.46ha		<b>Site Location:</b> Rear of St George's Terrace		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>100</b>		<b>Greenfield %</b>		<b>0</b>					
<b>SHLAA Ref:</b> 69												<b>Urban?</b>		<input checked="" type="checkbox"/>		<b>Urban fringe?</b>		<input type="checkbox"/>		<b>Open countryside?</b>		<input type="checkbox"/>	
<b>Present Land Use:</b> Garage, vacant land <b>Adjacent Uses:</b> Housing				<b>Site appraised for:</b> 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 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			
<b>Site Photos</b> 				<b>Designations Map</b> 				<b>Key Designations:</b> UDP EN10 White Land B4/6/7 Conservation Area CN23 Wildlife Corridors EC9, L12 Seafront and Coast				<b>Adjacent Designations:</b> • Residential • Commercial				<b>Cumulative Impact</b> • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • Within Critical Drainage Area							
<b>Landscape and Townscape</b>						No significant issues identified.						<b>Biodiversity</b>											
<b>Category 1: Significant Constraints</b>		Grade 1 Agricultural Land				<b>Category 1: Significant Constraints</b>		Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Would impact on priority species, including breeding birds. Site also lies in close proximity to ponds.											
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)		<input checked="" type="checkbox"/>													
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance						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				<b>Category 2: Constraints</b>		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"/>		Zero/Low Impact - no or minimal mitigation required											
								Are there any known UK protected species/habitats on or adjacent to the site?		<input type="checkbox"/>		Medium Impact - mitigation required											
								Wildlife Corridor		<input checked="" type="checkbox"/>		High Impact - significant mitigation required											
								Would the development of the site impact upon the connectivity of habitats?		<input type="checkbox"/>		High Impact - significant mitigation required											



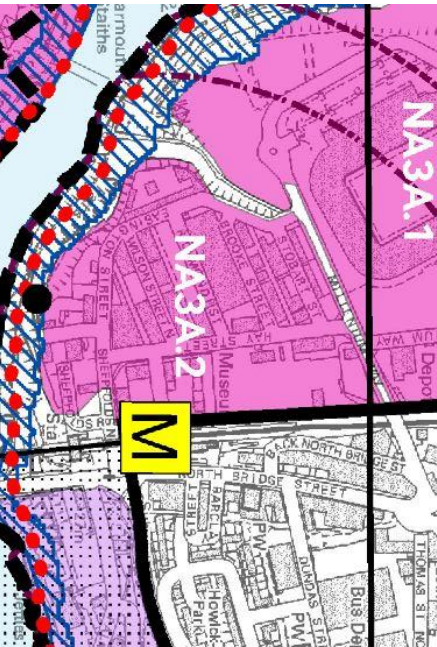




<b>SLR Ref:</b>		<b>Site Area: 2.27ha</b>		<b>Site Location: West of Hylton Lane, Town End Farm</b>		<b>Is the site in the Green Belt?</b>		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>100</b>					
<b>SHLAA Ref: 79</b>										<b>Urban?</b>		<b>Urban fringe?</b>		<b>Open countryside?</b>					
<b>Present Land Use:</b> Amenity greenspace				<b>Adjacent Uses:</b> Natural greenspace, school, housing				<b>Site appraised for:</b> Residential				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"/> Impact <input type="checkbox"/> No impact 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.							
<b>Site Photos</b>				<b>Designations Map</b>				<b>Cumulative Impact</b>											
								<ul style="list-style-type: none"> <li>• Subject to Habitats Regulations Assessment</li> </ul>											
<b>Key Designations:</b>				<b>Adjacent Designations:</b>															
<ul style="list-style-type: none"> <li>• UDP NA7.3 Housing Site.</li> <li>• M5 Eastern Limit of Shallow Coalfield Area</li> <li>• CN15 Great North Forest</li> <li>• CN23 Wildlife Corridors</li> </ul>				<ul style="list-style-type: none"> <li>• School</li> <li>• Local Wildlife Site</li> <li>• Residential</li> <li>• Sports Pitches</li> </ul>															
<b>Landscapes and Townscape</b>				<b>Biodiversity</b>															
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		Site lies adjacent to the Magnesian Limestone Escarpment.				<b>Category 1: Significant Constraints</b>		Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Lies adjacent to a SSSI and Local Wildlife Site.					
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)		<input checked="" type="checkbox"/>									
<b>Category 2: Constraints</b>		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)		<input checked="" type="checkbox"/>		<b>Category 2: Constraints</b>		Adverse impact on Local Geodiversity Site (LGS)									
		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"/>					
				Zero/Low Impact - no or minimal mitigation required				Would the development of the site impact upon the connectivity of habitats? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				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							

Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b> No significant issues identified.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site provides amenity greenspace and forms part of a Green Infrastructure corridor west-east between Sunderland and South Tyneside.	
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)			<b>Infrastructure and Services</b> 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? Majority of services in nearby local centres		
<b>Category 2: Constraints</b> 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			<b>Suitability and Deliverability</b> What is considered suitable on the site? Residential How many homes could be provided? 66 How many jobs could the site provide for? 35dpha		
<b>Ground Conditions &amp; Contamination</b> <b>Site Topography</b> Predominantly Flat Gentle Slope <input checked="" type="checkbox"/> Undulating Steep Slope			<b>Site Appraisal Conclusion</b> <b>Potentially suitable for development if drainage and biodiversity issues can be resolved</b>		
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			<b>Site Appraisal Conclusion</b> Site is considered suitable for development <input checked="" type="checkbox"/>		
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			<b>Site Appraisal Conclusion</b> Site is considered potentially suitable for development <input checked="" type="checkbox"/>		
<b>Category 1: Significant Constraints</b> 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			<b>Site Appraisal Conclusion</b> Site is not considered suitable for development		



<b>SLR Ref:</b> SHLAA Ref: 80		<b>Site Area:</b> 7.20ha		<b>Site Location:</b> Stadium Village, South Sheepfolds, Sunderland		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>100</b>		<b>Greenfield %</b>		<b>0</b>			
<b>Present Land Use:</b> Industrial / vacant <b>Adjacent Uses:</b> Football stadium, greenspace				<b>Site appraised for:</b> Residential / mixed use				<b>Alteration No.2 Designations Map</b>				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"/>		Impact		No impact	
<b>Site Photos</b> 				<b>UDP Designations Map</b> 								2. Safeguard the countryside from further encroachment?		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<b>Key Designations:</b> Alteration No.2: NA3A.1 Stadium Park – leisure-led mixed use site. NA3A.2 Sheepfolds – mixed use development. UDP CN23 Wildlife Corridors				<b>Adjacent Designations:</b>				<b>Cumulative Impact</b>				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"/>		<input type="checkbox"/>	
<b>UDP CN23 Wildlife Corridors</b>				<ul style="list-style-type: none"> <li>Football Stadium</li> <li>Residential</li> <li>Commercial</li> <li>Riverside</li> </ul>				<ul style="list-style-type: none"> <li>Subject to Habitats Regulations Assessment</li> <li>Within Critical Drainage Area</li> <li>School capacity</li> </ul>				4. Preserve the special & separate characteristics of historic settlements?		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<b>Landscapes and Townscape</b>				<b>Biodiversity</b>				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. 5. Assist in the regeneration of the urban area?				<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		Historic riverside landscape, coal mining, coal staithes/shipment, Magnesian Limestone gorge, views from Wearmouth Bridge and City Centre.				<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site also forms part of the River Wear corridor and lies adjacent to a Local Wildlife Site. Evidence of priority species (including breeding birds) in the area.					
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)											
<b>Category 2: Constraints</b>		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)				<b>Category 2: Constraints</b>		Adverse impact on Local Geodiversity Site (LGS)		<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"/>									
				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		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>									

Historic Environment and Culture				Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure			<b>Does the site have any historical or archaeological significance?</b> Yes, site of former Wearmouth Colliery, and associated industrial heritage, including the Grade II listed coal stables and grade II listed former NEER stables. Site within settings of grade II* listed Monkwearmouth Station and grade II listed Wearmouth Road and Rail Bridges. Southern part of the site within historic village that existed at Sheepfolds. Site surrounds the Stadium of Light.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Site includes pockets of natural greenspace, and forms part of the River Wear Green Infrastructure corridor.
	<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	
<b>Flooding</b>				<b>Infrastructure and Services</b>			
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)			<b>The site lies within a Critical Drainage Area and is affected in places by 1:100 incidence surface water flooding. Low incidence potential of groundwater flooding.</b>	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?  Highly accessible location			Further design detailed would be required to evaluate the site more fully.
	<b>Category 2: Constraints</b> 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"/>	
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>			
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>		<b>Pylons affect the south-west corner of the site. Potential for contaminated land due to industrial uses. Site lies within a Coal Referral Area.</b>	What is considered suitable on the site? Residential and mixed uses			
					How many homes could be provided? 284	53dpha	
					<b>Site Appraisal Conclusion</b>		
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Potentially suitable for development</b>		Site is considered suitable for development	Site is not considered suitable for development
	<input checked="" type="checkbox"/>			<b>Medium Impact - mitigation required</b>	<input checked="" type="checkbox"/>	Site is considered potentially suitable for development	
	<input checked="" type="checkbox"/>			<b>High Impact – significant mitigation required</b>			
	<input checked="" type="checkbox"/>						
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Potentially suitable for development</b>		Site is considered suitable for development	Site is not considered suitable for development
	<input checked="" type="checkbox"/>			<b>Medium Impact - mitigation required</b>	<input checked="" type="checkbox"/>	Site is considered potentially suitable for development	
	<input checked="" type="checkbox"/>			<b>High Impact – significant mitigation required</b>			
	<input checked="" type="checkbox"/>						





Historic Environment and Culture				Green Infrastructure				
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	<b>Does the site have any historical or archaeological significance?</b> The site lies within the wider setting of the grade I listed St Peters Church and the remains of Monkwearmouth Anglo-Saxon Monastery, a Scheduled Ancient Monument and site of exceptional archaeological importance. Also situated directly adjacent and within immediate setting of grade II listed Monkwearmouth Bridge and Railway Bridge.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site includes amenity greenspace and civic space associated with the river promenade, that also acts as the national C2C cycleway. Forms part of the River Wear Green Infrastructure corridor.	✓	<b>Category 1: Significant Constraints</b> Zero/Low Impact - no or minimal mitigation required	✓	
	Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)							✓
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area	✓		<b>Category 2: Constraints</b> 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
<b>Flooding</b>				<b>Infrastructure and Services</b>				
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		<b>The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.</b>	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?	Awaiting further details		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
<b>Category 2: Constraints</b> 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	✓ ✓ 10% ✓		Zero/Low Impact - no or minimal mitigation required ✓	In an accessible location with good public transport links			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>				
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope		<b>Steeply sloping site with possible contamination from past industrial uses.</b>	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 270 196dpha		Site is considered suitable for development	Site is considered potentially suitable for development ✓	Site is not considered suitable for development
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	✓		Zero/Low Impact - no or minimal mitigation required	<b>Site Appraisal Conclusion</b> Potentially suitable for development			Site is considered suitable for development	Site is considered potentially suitable for development ✓
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓					Site is considered suitable for development	Site is considered potentially suitable for development ✓	Site is not considered suitable for development







Historic Environment and Culture				Green Infrastructure								
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			<b>Does the site have any historical or archaeological significance?</b> Site is situated adjacent and within setting of grade II listed Holy Trinity Church. Eastern portion of site has archaeological interest (once formed part of the grounds of Holy Trinity Church).	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Part of the site includes amenity greenspace (area is deficient in amenity greenspace).					
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)		✓	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>			
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				<b>Infrastructure and Services</b> 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 a highly accessible location				Access options to be assessed from North Hylton Road and Park Row/Dean Terrace. Further developments in Southwick and Fulwell will require increased school capacity to meet demand.				
<b>Category 2: Constraints</b> 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		✓	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	Is the proposed development site designated as open space or playing fields? Yes	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>			
<b>Ground Conditions &amp; Contamination</b>												
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope		✓	No significant issues identified.									
			<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Suitability and Deliverability</b> What is considered suitable on the site? Residential How many homes could be provided? 56 How many jobs could the site provide for? 35dpha						
						<b>Site Appraisal Conclusion</b> <b>Potentially suitable for development.</b>						
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>			









<b>SLR Ref:</b> SHLAA Ref: 101		<b>Site Area:</b> 4.70ha		<b>Site Location:</b> Former 'S' Blocks, Kidderminster Rd, Ph 1+2, Downhill, Sunderland		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>50</b>		<b>Greenfield %</b>		<b>50</b>					
<b>Present Land Use:</b> Vacant land and greenspace <b>Adjacent Uses:</b> Housing and greenspace				<b>Site appraised for:</b> 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 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									
<b>Site Photos</b> 				<b>Designations Map</b> 				<b>Cumulative Impact</b>													
<b>Key Designations:</b> UDP NA7.4 New housing site NA9.5 Housing improvements L1/7/9 Open space NA30.2 Key viewpoint				<b>Adjacent Designations:</b>				<ul style="list-style-type: none"> <li>Residential</li> <li>Greenspace</li> <li>Health Centre</li> </ul>													
<b>Landscape and Townscape</b>				<b>Biodiversity</b>																	
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		Ancient Woodland		No significant issues identified.		<b>Category 1: Significant Constraints</b>		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)		✓					
<b>Category 2: Constraints</b>		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)					
		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?		✓		Wildlife Corridor		✓			
		Area of Significant Historic Landscape						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	
								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 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Southern part of site lies within a Local Wildlife Site and Local Nature Reserve. Site is linked to the Hylton Dene wildlife corridor and is in proximity to a SSSI. Evidence of priority species on site.																	


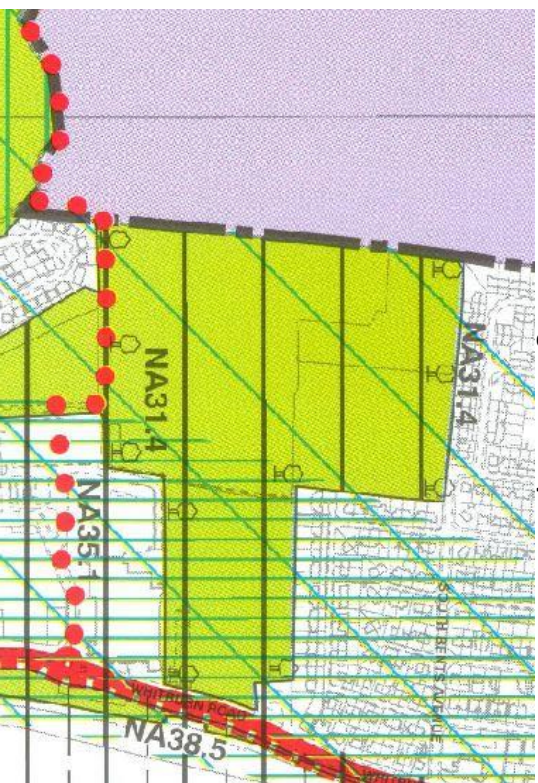
Historic Environment and Culture				Green Infrastructure				
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	<b>Does the site have any historical or archaeological significance?</b> The site is located within the setting of Hylton Castle and St Catherine's Chapel, grade I listed buildings and a Scheduled Ancient Monument. Local archaeological importance.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Much of the site is existing (Magnesian Limestone) natural greenspace. 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
	<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)							
<b>Flooding</b>				<b>Infrastructure and Services</b>				
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		<b>The site lies within a Source Protection Zone. Low incidence potential of groundwater flooding.</b>	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 an accessible area	✓ ✓ ✓ ✓	88 units approved (13/04714/FUL). Access via Kidderminster Road. Traffic Calming and Stopping Up required.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	<b>Category 2: Constraints</b> 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							
<b>Ground Conditions &amp; Contamination</b>				<b>Site Appraisal Conclusion</b>				
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope		<b>Undulating and sloping site.</b>	<b>Site has planning permission for residential development</b>			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	✓		<b>Category 1: Significant Constraints</b> 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
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Medium Impact - mitigation required	High Impact – significant mitigation required					





Historic Environment and Culture				Green Infrastructure			
<b>Category 1: Significant Constraints</b> 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"/>	<b>Does the site have any historical or archaeological significance?</b> Local archaeological importance (mineral wagonway alignment).	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/>   <input type="checkbox"/>	Site provides amenity greenspace and is linked to Fulwell Quarries and a north-south Green Infrastructure corridor extending southwards towards the River Wear.	<input type="checkbox"/>   <input type="checkbox"/>	<input type="checkbox"/>   <input type="checkbox"/>
<b>Flooding</b>				<b>Infrastructure and Services</b>			
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/>  <input type="checkbox"/>	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 an accessible area	<input type="checkbox"/>           <input type="checkbox"/>	Investigate traffic impact on junctions of Carley Hill Road/Thompson Road and Ensworth Road/Old Mill Road. Consider access to bus services. Further developments in Southwick and Fulwell will require increased school capacity to meet demand.	<input type="checkbox"/>           <input type="checkbox"/>	<input type="checkbox"/>           <input type="checkbox"/>
<b>Ground Conditions &amp; Contamination</b>							
<b>Site Topography</b> Predominantly Flat  Gentle Slope Undulating Steep Slope	<input type="checkbox"/>   <input type="checkbox"/>	No significant issues identified.	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 110 35dpha	<input type="checkbox"/>   <input type="checkbox"/>	<input type="checkbox"/>   <input type="checkbox"/>	<input type="checkbox"/>   <input type="checkbox"/>
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input type="checkbox"/>           <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required  Medium Impact - mitigation required  High Impact – significant mitigation required	Suitable for development if infrastructure and biodiversity issues can be resolved  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"/>



<b>SLR Ref:</b> SHLAA Ref: 154		<b>Site Area:</b> 11.86ha		<b>Site Location:</b> Land at Seaburn Camp, Sunderland		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>0</b>		<b>Greenfield %</b>		<b>100</b>											
<b>Present Land Use:</b> Amenity greenspace <b>Adjacent Uses:</b> Housing, supermarket				<b>Site appraised for:</b> Residential				<table border="1"> <tr> <td>Would development on this site impact upon the five purposes of the Green Belt?</td> <td>Impact</td> <td>No impact</td> </tr> <tr> <td>1. Check unrestricted sprawl of the built-up area?</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>2. Safeguard the countryside from further encroachment?</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>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?</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>4. Preserve the special &amp; separate characteristics of historic settlements?</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>5. Assist in the regeneration of the urban area?</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>		Would development on this site impact upon the five purposes of the Green Belt?	Impact	No impact	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 Bourmoor?	<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"/>	<p><b>Brownfield %</b> <input checked="" type="checkbox"/></p>	
Would development on this site impact upon the five purposes of the Green Belt?	Impact	No impact																											
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5. Assist in the regeneration of the urban area?	<input type="checkbox"/>	<input type="checkbox"/>																											
<b>Site Photos</b>				<b>Designations Map</b>				<b>Cumulative Impact</b>				<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><b>Key Designations:</b></p> <ul style="list-style-type: none"> <li>UDP L1/7/9 Open space</li> <li>EC9, L12 Seaford and Coast</li> <li>CN15 Great North Forest</li> <li>CN23 Wildlife Corridors</li> </ul>				<p><b>Adjacent Designations:</b></p> <ul style="list-style-type: none"> <li>Residential</li> <li>Agriculture / Green Belt</li> <li>GreenSpace</li> <li>Coast</li> <li>Retail</li> </ul>																	
<b>Landscape and Townscape</b>				<b>Biodiversity</b>				<p>Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Would impact on priority species, including breeding birds.</p>																					
<b>Category 1: Significant Constraints</b>		Grade 1 Agricultural Land		Adjacent to the coast – high landscape value.		<b>Category 1: Significant Constraints</b>		Adverse impact on European sites [Ramsar 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"/>																					
<b>Category 2: Constraints</b>		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"/>																					
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Historic Environment and Culture				Green Infrastructure								
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b>  Local archaeological significance.	<b>Category 1: Significant Constraints</b>  Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard	The south of the site provides sports fields (not currently used, but still retained as such). The north of the site beside South Bents provides natural greenspace (once University sports fields). A public right of way passes through the site. Forms part of the coastal Green Infrastructure corridor.								
<b>Category 2: Constraints</b>  Grade II listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Category 2: Constraints</b>  Public Open Space/Playing Field/Play Area  Natural greenspace  Allotment  Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>					
<b>Flooding</b>				<b>Infrastructure and Services</b>								
<b>Category 1: Significant Constraints</b>  Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		<b>The site lies within a Critical Drainage Area and is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.</b>	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.	Implications for Seaburn Masterplan and future amendments to Whitburn Road. Potential claimed routes. Live application for dwellings on former bus turning circle. Further developments in Seaburn will require increased school capacity to meet demand.								
<b>Category 2: Constraints</b>  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"/>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>					
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>								
<b>Site Topography</b>  Predominantly Flat  Gentle Slope  Undulating  Steep Slope	<input checked="" type="checkbox"/>	<b>No significant issues identified.</b>	What is considered suitable on the site?  How many homes could be provided?  How many jobs could the site provide for?	Residential  144  16dpha	<b>Site is considered suitable for development</b>	<b>Site is considered potentially suitable for development</b>	<b>Site is not considered suitable for development</b>					
<b>Category 1: Significant Constraints</b>  Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Site potentially suitable for development, but there are numerous significant issues to overcome.</b>	<b>Site Appraisal Conclusion</b>	<b>Site is considered suitable for development</b>	<b>Site is considered potentially suitable for development</b>	<b>Site is not considered suitable for development</b>					
<b>Category 2: Constraints</b>  HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Site potentially suitable for development, but there are numerous significant issues to overcome.</b>	<b>Site Appraisal Conclusion</b>	<b>Site is considered suitable for development</b>	<b>Site is considered potentially suitable for development</b>	<b>Site is not considered suitable for development</b>					





Historic Environment and Culture				Green Infrastructure									
<b>Category 1: Significant Constraints</b> 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"/>	<b>Does the site have any historical or archaeological significance?</b> Much of the site has local archaeological interest in relation to past quarrying activity at Fulwell Quarries.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/>   <input type="checkbox"/>	The site forms natural greenspace (part of which is protected as Local Nature Reserve). The site forms part of a Green Infrastructure corridor along the northern boundary of the city.	<input type="checkbox"/>   <input type="checkbox"/>	<input type="checkbox"/>   <input type="checkbox"/>						
								<b>Category 2: Constraints</b> Grade II listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input type="checkbox"/>      <input checked="" type="checkbox"/>	<input type="checkbox"/>      <input checked="" type="checkbox"/>	
<b>Flooding</b>				<b>Infrastructure and Services</b>									
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/>  <input type="checkbox"/>	<b>The northern part of the site falls within the Source Protection Zone. Part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.</b>	<input type="checkbox"/>  <input type="checkbox"/>	Is there road capacity for site traffic generation? <input checked="" type="checkbox"/>	Consider traffic impact alongside Site ref 104. Use of access via Bell House Lane unclear via A184 Newcastle Road. Stopping Up of footpaths. Consider access to bus services. Further developments in Southwick and Fulwell will require increased school capacity to meet demand.	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>						
								<b>Category 2: Constraints</b> 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"/>	<b>Category 1: Significant Constraints</b> Is there water and sewerage capacity for site requirements? <input type="checkbox"/>	<input type="checkbox"/>	<b>Category 2: Constraints</b> Is there education/community/health facility capacity for site requirements? <input type="checkbox"/>	<input type="checkbox"/>
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>									
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	<input checked="" type="checkbox"/>   <input type="checkbox"/>   <input type="checkbox"/>	<b>The western part of the site is subject to landfill / waste.</b>	<input type="checkbox"/>   <input type="checkbox"/>	What is considered suitable on the site? Residential	<input type="checkbox"/>   <input type="checkbox"/>	<input type="checkbox"/>   <input type="checkbox"/>	<input type="checkbox"/>   <input type="checkbox"/>						
								<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>	<b>Category 1: Significant Constraints</b> How many homes could be provided? 123	<input type="checkbox"/>	<b>Category 1: Significant Constraints</b> How many jobs could the site provide for? 40dppha	<input type="checkbox"/>
								<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	<b>Category 2: Constraints</b> What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Local services available at Southwick	<input type="checkbox"/>	<b>Category 2: Constraints</b> Site Appraisal Conclusion <b>Potentially suitable for development if issues can be overcome</b>	<input type="checkbox"/>
<b>Zero/Low Impact - no or minimal mitigation required</b>				<b>Site is considered suitable for development</b>									
<b>Medium Impact - mitigation required</b>				<b>Site is considered potentially suitable for development</b>									
<b>High Impact - significant mitigation required</b>				<b>Site is not considered suitable for development</b>									






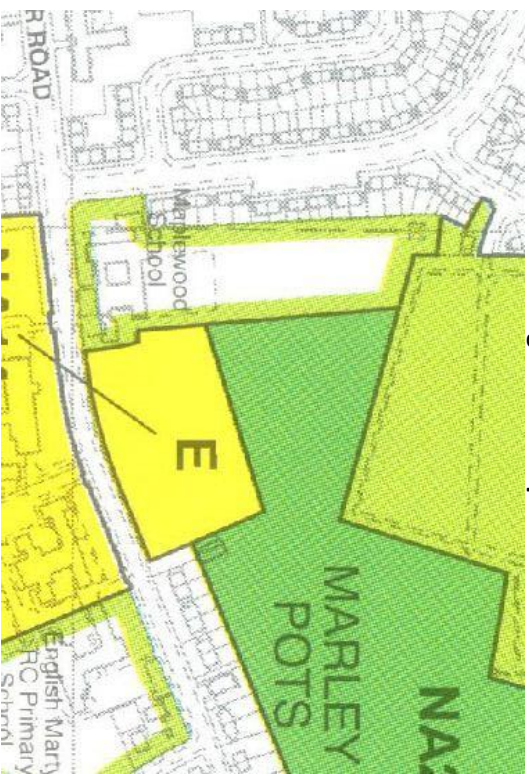


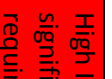


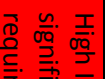


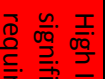


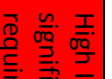
Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	✓	<b>Does the site have any historical or archaeological significance?</b> The site lies within the wider setting of the grade I listed St Peters Church and the remains of Monkwearmouth Anglo-Saxon Monastery, a Scheduled Ancient Monument and site of exceptional archaeological importance. Also situated near to and within setting of grade II listed Monwearmouth Bridge and Railway Bridge.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site includes amenity greenspace and civic space associated with the river promenade, that also acts as the national C2C cycleway. Forms part of the River Wear Green Infrastructure corridor.	
	✓				
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Yes, informal amenity greenspace.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
	✓				
<b>Flooding</b>			<b>Infrastructure and Services</b>		
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		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?	Awaiting further details.	
<b>Ground Conditions &amp; Contamination</b>			<b>Suitability and Deliverability</b>		
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	✓	Previous industrial use (but likely remediation in 1990's) .	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential and leisure 80 49dpha	
	<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		<b>Site Appraisal Conclusion</b> Potentially suitable for development if biodiversity issues can be resolved	Site is considered suitable for development		
			Site is considered potentially suitable for development		
			Site is not considered suitable for development		
			Site is not considered suitable for development		








Historic Environment and Culture				Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b>  No.		<b>Category 1: Significant Constraints</b>  Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard		No significant issues identified.	
<b>Flooding</b>			<b>Infrastructure and Services</b>				
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		<b>The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.</b>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>	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 an accessible area	Access to Roker Avenue restricted via gyratory.
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>			
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	✓	<b>No significant issues identified.</b>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>	What is considered suitable on the site? Residential	Site is considered suitable for development
						<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	
<b>Site Appraisal Conclusion</b>				<b>Potentially suitable for development should existing use cease</b>			
				Site is not considered suitable for development			



<b>SLR Ref:</b>		<b>Site Area:</b> 2.00ha		<b>Site Location:</b> Land at Redcar Road, Redhouse, Sunderland		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>50</b>		<b>Greenfield %</b>		<b>50</b>			
<b>SHLAA Ref:</b> 214										<b>Urban?</b>		<input checked="" type="checkbox"/>		<b>Urban fringe?</b>		<input type="checkbox"/>			
<b>Present Land Use:</b> Vacant land / greenspace		<b>Adjacent Uses:</b> Housing, cemetery		<b>Site appraised for:</b> Residential															
<b>Site Photos</b>				<b>Designations Map</b>															
																			
				<b>Key Designations:</b>		<b>Adjacent Designations:</b>													
				UDP L7 School playing fields		<ul style="list-style-type: none"> <li>Allotments</li> <li>Residential</li> <li>College site</li> </ul>													
				NA14 Redevelopment of Redcar Road campus for college related purposes		<ul style="list-style-type: none"> <li>Biodiversity / SSSI proximity</li> <li>Subject to Habitats Regulations Assessment</li> <li>School capacity</li> </ul>													
<b>Landscape and Townscape</b>				<b>Biodiversity</b>															
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land				<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Ramsar 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)											
<b>Category 2: Constraints</b>		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)											
		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.									
				No significant issues identified.															
				Zero/Low Impact - no or minimal mitigation required															
				Medium Impact - mitigation required															
				High Impact - significant mitigation required															
																			
																			
																			
																			
																			
																			
																			
																			
																			
																			
																			
																			


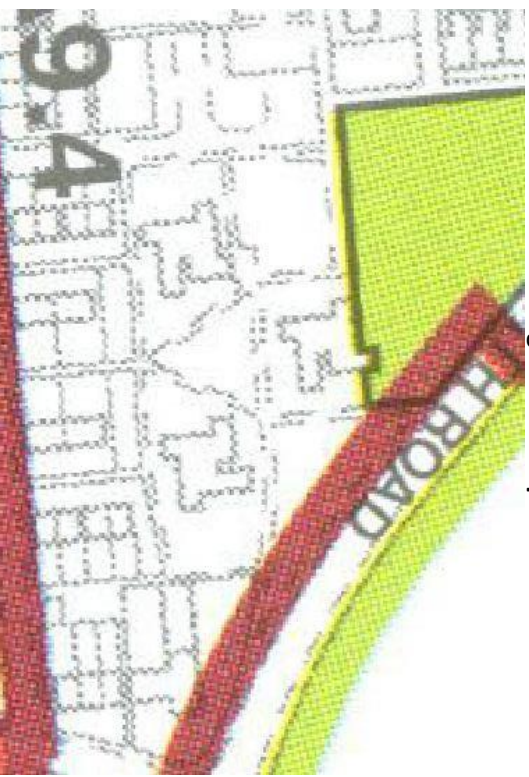
Historic Environment and Culture				Green Infrastructure											
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b>  No.		<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The former school site includes an outdoor sports pitch.									
								<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor						
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)				<b>Infrastructure and Services</b> 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 an accessible location with local services at Southwick				<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? <b>Site Appraisal Conclusion</b> <b>Suitable for development should Infrastructure issues be resolved</b>							
<b>Category 2: Constraints</b> 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 significant issues identified.				Point of access to be established. Bus stop and pedestrian crossing on Redcar Road. Further developments in Southwick and Fulwell will require increased school capacity to meet demand.							
<b>Ground Conditions &amp; Contamination</b> <b>Site</b> Predominantly Flat <b>Topography</b> Gentle Slope Undulating Steep Slope				The western part of the site is affected by electricity pylons.				Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development							
<b>Category 1: Significant Constraints</b> 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 			
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m 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										
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b>  Local archaeological importance.	<b>Category 1: Significant Constraints</b>  Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard	No significant issues identified.										
<b>Category 2: Constraints</b>  Grade II listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Category 2: Constraints</b>  Public Open Space/Playing Field/Play Area  Natural greenspace  Allotment  Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>					
<b>Flooding</b>				<b>Infrastructure and Services</b>										
<b>Category 1: Significant Constraints</b>  Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		<b>The site lies within a Critical Drainage Area.</b>	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 via Portobello Lane only. Proximity to Metro Station (noise attenuation) and Retail Park. Fulwell Link Road Scheme adjacent.										
<b>Category 2: Constraints</b>  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		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Suitability and Deliverability</b>  What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 26 55dpha	<b>Site Appraisal Conclusion</b>  <b>Potentially suitable for residential development.</b>	<b>Site is considered suitable for development</b>	<b>Site is considered potentially suitable for development</b>	<b>Site is not considered suitable for development</b>				
<b>Ground Conditions &amp; Contamination</b>				<b>Site Appraisal Conclusion</b>										
<b>Site Topography</b>  Predominantly Flat  Gentle Slope  Undulating  Steep Slope	<input checked="" type="checkbox"/>	<b>Previous industrial land.</b>	<b>Potentially suitable for residential development.</b>	<b>Site is considered suitable for development</b>	Residential 26 55dpha	<input checked="" type="checkbox"/>	<b>Site is considered potentially suitable for development</b>	<b>Site is not considered suitable for development</b>						
<b>Category 1: Significant Constraints</b>  Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Potentially suitable for residential development.</b>	<input checked="" type="checkbox"/>	<b>Site is considered suitable for development</b>	<b>Site is not considered suitable for development</b>						
<b>Category 2: Constraints</b>  HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Potentially suitable for residential development.</b>	<input checked="" type="checkbox"/>	<b>Site is considered suitable for development</b>	<b>Site is not considered suitable for development</b>						





<b>SLR Ref:</b> SHLAA Ref: 242		<b>Site Area:</b> 0.35ha		<b>Site Location:</b> Site 26-70 (even), Ridley Street/ Emsworth Road, Sunderland		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>15</b>		<b>Greenfield %</b>		<b>85</b>															
<b>Present Land Use:</b> Amenity greenspace <b>Adjacent Uses:</b> Housing and greenspace				<b>Site appraised for:</b> 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 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.		Urban?		Urban fringe?		Open countryside?		Impact		No impact													
<b>Site Photos</b> 				<b>Designations Map</b> 						Cumulative Impact																					
<b>Key Designations:</b> UDP EN10 White Land NA9.4 Housing stock improvements				<b>Adjacent Designations:</b>				<ul style="list-style-type: none"> <li>• Residential</li> <li>• Greenspace</li> </ul>		<ul style="list-style-type: none"> <li>• Biodiversity / SSSI proximity</li> <li>• Subject to Habitats Regulations Assessment</li> <li>• School capacity</li> </ul>																					
<b>Landscapes and Townscape</b>						<b>Biodiversity</b>						Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Priority species in vicinity of site, and close proximity to a SSSI and Local Nature Reserve.																			
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		Ancient Woodland		<b>Category 1: Significant Constraints</b>		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		Would the development of the site impact upon the connectivity of habitats?	
<b>Category 2: Constraints</b>		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)								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		Would the development of the site impact upon the connectivity of habitats?	
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)								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		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						Medium Impact - mitigation required						High Impact - significant mitigation required													
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							
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b>  No.		<b>Category 1: Significant Constraints</b>  Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard		The site provides amenity greenspace.					
								<b>Category 2: Constraints</b> Grade II listed Building/Structure  Conservation Area		<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area  Natural greenspace  Allotment	
<b>Flooding</b>			<b>Infrastructure and Services</b>		Access to be considered in conjunction with Site refs 104 and 175. Footpaths to be stopped up. Further developments in Southwick and Fulwell will require increased school capacity to meet demand.						
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		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?							
				<b>Category 2: Constraints</b> 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	In an accessible area with local services provided at Southwick			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>							
<b>Site Topography</b> 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 14 35dpha					
				<b>Category 1: Significant Constraints</b> 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





Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> 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.		<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site provides amenity greenspace, and lies on the edge of a Green Infrastructure corridor that connects Fulwell Quarries towards the River Wear, and also to the Green Belt north of the city.	
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			<b>Infrastructure and Services</b> 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 an accessible location with local services provided at Southwick		
<b>Category 2: Constraints</b> 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			<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? <b>Site Appraisal Conclusion</b> <b>Potentially suitable for development.</b>		
<b>Ground Conditions &amp; Contamination</b> <b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope			No significant issues identified.		
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			<b>Category 1: Significant Constraints</b> Medium Impact - mitigation required High Impact – significant mitigation required		
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			<b>Category 2: Constraints</b> Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)			<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor		
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			<b>Infrastructure and Services</b> 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 an accessible location with local services provided at Southwick		
<b>Category 2: Constraints</b> 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			<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? <b>Site Appraisal Conclusion</b> <b>Potentially suitable for development.</b>		
<b>Ground Conditions &amp; Contamination</b> <b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope			No significant issues identified.		
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			<b>Category 1: Significant Constraints</b> Medium Impact - mitigation required High Impact – significant mitigation required		
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			<b>Category 2: Constraints</b> Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required		





Historic Environment and Culture				Green Infrastructure							
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b> 19 <sup>th</sup> Century Fulwell Reservoir being investigated for potential listing.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site provides natural greenspace, and lies on the edge of a Green Infrastructure corridor that connects Fulwell Quarries towards the River Wear, and also to the Green Belt north of the city.	<b>Category 1: Significant Constraints</b> 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		
										<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	?  ?
Flooding											
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		<b>Low incidence potential of groundwater flooding.</b>	<b>Infrastructure and Services</b> 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 services provided at Southwick and Sea Road centres.	Access constrained via Broomshields Avenue (narrow road and footways). Viewforth Terrace/Viewforth Drive parking issues. New link road required from Newcastle Road (north of Mill Garages) or Carley Hill Road to the west. Further developments in Southwick and Fulwell will require increased school capacity to meet demand.	<b>Category 2: Constraints</b> 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											
<b>Site Topography</b> Predominantly Flat  Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	<b>No significant issues identified.</b>	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 21 32dpha	<b>Category 1: Significant Constraints</b> 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	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		<b>Site Appraisal Conclusion</b> <b>Potentially suitable for development if access and biodiversity issues can be resolved</b>			HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer 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






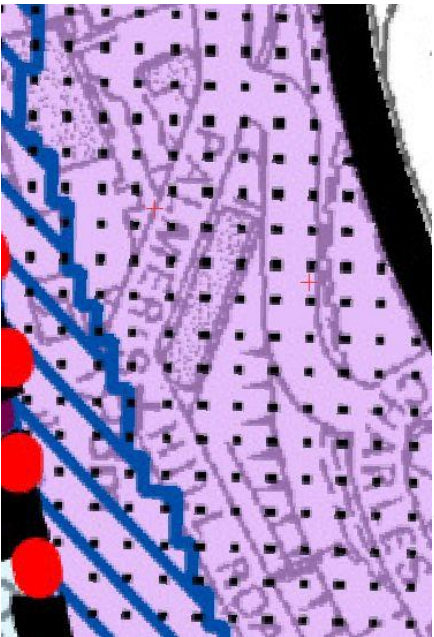


Historic Environment and Culture				Green Infrastructure				
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure			<b>Does the site have any historical or archaeological significance?</b> Local archaeological significance.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			The site forms the edge of the River Wear Green Infrastructure corridor.	
<b>Category 2: Constraints</b> Grade II listed Building/Structure  Conservation Area			<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment				Zero/Low Impact - no or minimal mitigation required	
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)			<b>Category 2: Constraints</b> Archaeological Site (Known & potential)	Is the proposed development site designated as open space or playing fields?	No.		Zero/Low Impact - no or minimal mitigation required	
<b>Flooding</b> The site lies in a Critical Drainage Area. Low incidence potential of groundwater flooding.				<b>Infrastructure and Services</b> 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 some local facilities.				
<b>Category 2: Constraints</b> 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			<b>Category 1: Significant Constraints</b> 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				Existing Right of Way, also providing parking and access to river bank.	
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>				
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope			No significant issues identified.	What is considered suitable on the site?		Leisure or offices		
					How many homes could be provided?	10	Soddpha	
					How many jobs could the site provide for?			
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<b>Site Appraisal Conclusion</b> Not suitable for residential				
			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	






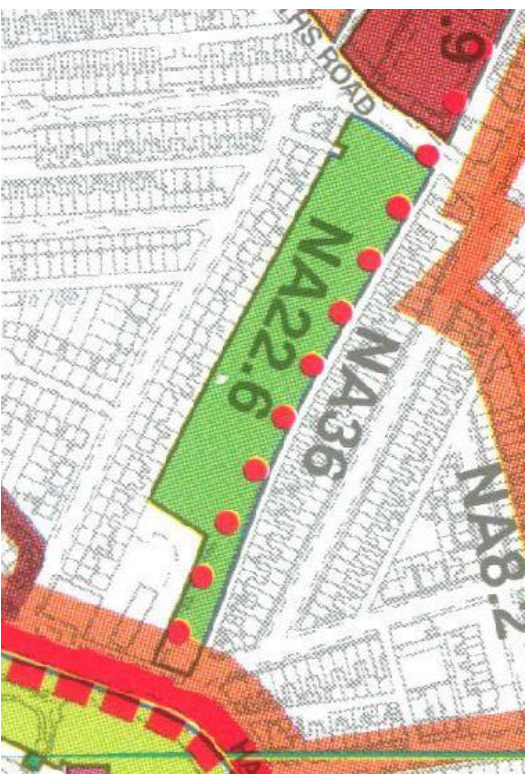
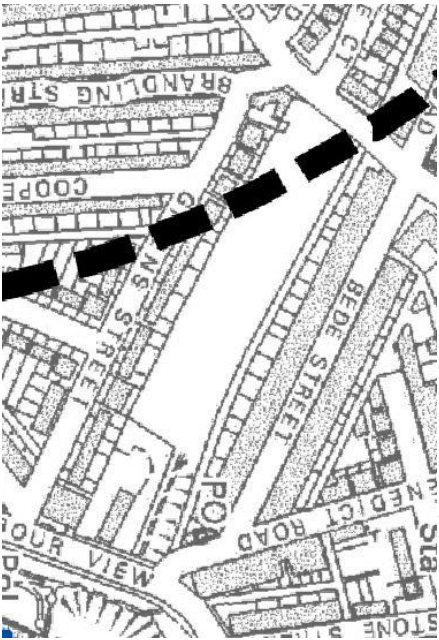
Historic Environment and Culture				Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b> No significant issues identified.		<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site provides a woodland shelter belt and forms a major part of a narrow Green Infrastructure corridor north-south beside the A19, linking the River Wear to the Green Belt north of Town End Farm. The shelter belt helps to reduce the impact of the A19 to neighbouring properties.	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
<b>Flooding</b>				<b>Infrastructure and Services</b>			
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		No significant issues identified.		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 services provided at Hylton Castle centre		May be resisted by Highways Agency to protect potential widening of A19 southbound. Air Quality/Noise attenuation issue for residential.	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
<b>Ground Conditions &amp; Contamination</b>				<b>Site Appraisal Conclusion</b>			
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	✓	<b>Established shelter belt to A19. Not considered suitable for development.</b>			
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	✓	<b>Site Appraisal Conclusion</b>			
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Medium Impact - mitigation required High Impact – significant mitigation required	✓	<b>Site Appraisal Conclusion</b>			



<b>SLR Ref:</b> <b>SHLAA Ref: 362</b>		<b>Site Area:</b> 0.32ha		<b>Site Location:</b> Land at Bonnersfield Industrial Estate, Charles St, Sunderland		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>50</b>		<b>Greenfield %</b>		<b>50</b>																	
<b>Present Land Use:</b> Vacant, employment uses <b>Adjacent Uses:</b> Housing and greenspace				<b>Site Photos</b> 				<b>Site appraised for:</b> Residential				<b>Alteration No.2 Designations Map</b> 																					
<b>Site Photos</b> 				<b>UDP Designations Map</b> 				<b>Key Designations:</b> Alteration No.2: NA3B.1 Residential / student accom / assembly and leisure / business / small scale retail.  UDP CN23 Wildlife Corridors NA30.4 Key viewpoints				<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>• Employment</li> <li>• Residential</li> <li>• Greenspace</li> </ul>				<b>Cumulative Impact</b> <ul style="list-style-type: none"> <li>• Subject to Habitats Regulations Assessment</li> <li>• Within Critical Drainage Area</li> </ul>																	
<b>Landscape and Townscape</b>						<b>Biodiversity</b>						Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site also forms part of the River Wear corridor. Priority species in proximity of site.																					
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		Ancient Woodland		<b>Category 1: Significant Constraints</b>		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?		Yes	
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Area of High Landscape Value or Significance		Adverse impact on Local Wildlife Site (LWS)		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?		Yes			
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Wildlife Site (LWS)		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?		Yes			
		Area of Significant Historic Landscape				Historic riverside industrial landscape, Magnesian limestone gorge, views from and setting of Wearmouth Bridge.		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?		Yes	
						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		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					


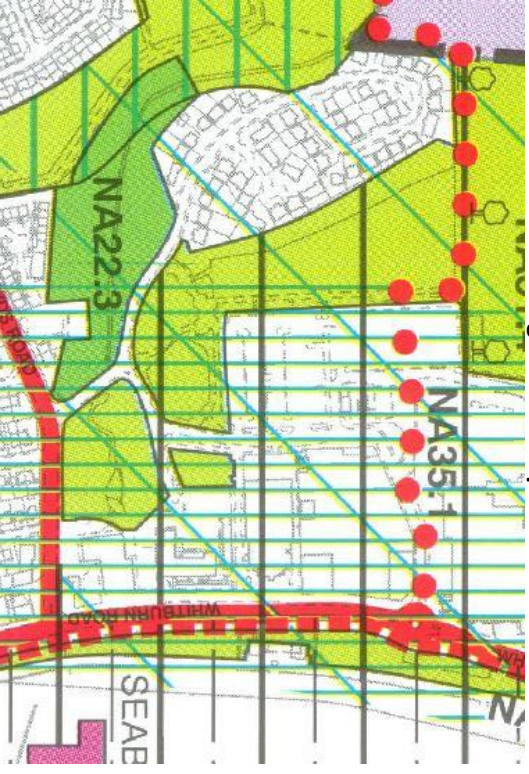
Historic Environment and Culture			Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	<b>Does the site have any historical or archaeological significance?</b> The site lies within the wider setting of the grade I listed St Peters Church and the remains of Monkwearmouth Anglo-Saxon Monastery, a Scheduled Ancient Monument and site of exceptional archaeological importance. Also situated in close proximity to and within immediate setting of grade II listed Monkwearmouth Bridge and Railway Bridge.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site includes amenity greenspace and Palmer's Hill Road also acts as the national C2C cycleway. Forms part of the River Wear Green Infrastructure corridor.		
	✓					
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Awaiting further details	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	✓					
<b>Flooding</b>			<b>Infrastructure and Services</b>			
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		<b>The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.</b>	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 an accessible location	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
<b>Ground Conditions &amp; Contamination</b>			<b>Suitability and Deliverability</b>			
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	✓	<b>Steep slope to site, and possible contamination due to previous uses.</b>	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 50 156dpha	Potentially suitable for development	Site is considered suitable for development
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓?	✓	<b>Site Appraisal Conclusion</b>			
			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	



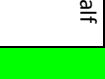







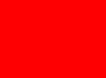



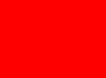


SLR Ref: SHLAA Ref: 398		Site Area: 1.42ha		Site Location: Land at Givens Street, Roker, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		90	
Present Land Use: Amenity greenspace / garage Adjacent Uses: Housing		Site appraised for: Residential		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		Impact	
Site Photos 		UDP Designations Map 		Alteration No. 2 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? 2. Safeguard the countryside from further encroachment? 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 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.		No impact <input type="checkbox"/> Impact <input type="checkbox"/>		No impact <input type="checkbox"/> Impact <input type="checkbox"/>		No impact <input type="checkbox"/> Impact <input type="checkbox"/>	
Key Designations: UDP NA22.6 New open space EN10 White Land		Adjacent Designations: • Residential • Commercial		Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • Within Critical Drainage Area		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Site also lies near to ponds, with evidence of priority species in close proximity to site.		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		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"/>			
Category 1: Significant Constraints		Category 1: Significant Constraints		Category 1: Significant Constraints		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"/>			
Ancient Woodland		Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)		Adverse impact on European sites (SPA) or Special Area of Conservation (SAC)		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 High Landscape Value or Significance		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Site of Special Scientific Interest (SSSI)		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"/>			
Tree Preservation Order (TPO)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Nature Reserve (LNR)		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"/>			
Grade 2 or 3a Agricultural Land		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?		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		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		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"/>			
No significant issues identified.		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Geodiversity Site (LGS)		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		Wildlife Corridor		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"/>			
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"/>		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.		No.		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"/>			











<b>SLR Ref:</b> SHLAA Ref: 413		<b>Site Area:</b> 5.65ha		<b>Site Location:</b> Seaburn Amusements and land to rear, Seaburn, Sunderland		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>50</b>		<b>Greenfield %</b>		<b>50</b>		<b>Open countryside?</b>	
<b>Present Land Use:</b> Amusements, sport centre, greenspace, car park <b>Adjacent Uses:</b> Supermarket, housing, greenspace				<b>Site appraised for:</b> Residential / mixed use				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 Shiner Row with Washington, Chester-le-Street and Bourmoor? <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		No impact							
<b>Site Photos</b> 				<b>Designations Map</b> 				<b>Cumulative Impact</b>													
<b>Key Designations:</b> UDP L1/7/9 Open space EN10 White Land CN15 Great North Forest CN23 Wildlife Corridors EC9, L12 Seafront and Coast				<b>Adjacent Designations:</b>				<b>Biodiversity</b>													
<b>Adjacent Designations:</b> • Retail / commercial • Residential • Greenspace				<b>Category 1: Significant Constraints</b> 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? 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				<b>Category 2: Constraints</b> 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				Yes <input type="checkbox"/>									
<b>Landscape and Townscape</b>				Adjacent to the coast – high landscape value.				Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Priority species evident on and in close proximity to site.													
<b>Category 1: Significant Constraints</b> Grade I Agricultural Land Ancient Woodland																					
<b>Category 2: Constraints</b> 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?				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							
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b>  No	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site includes a variety of greenspaces (Ocean Park, former boating lake area, Pirate Play Park), as well as a public right of way. Forms part of the coastal Green Infrastructure corridor.							
<b>Category 2: Constraints</b> Grade II listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)		<b>Zero/Low Impact - no or minimal mitigation required</b> 	<b>Category 2: Constraints</b> 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 					
<b>Flooding</b>				<b>Infrastructure and Services</b>							
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area, with pockets of 1:30 surface water flooding, and the southern part of the site lies within the Flood Zones of Cut Throat Dene. 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 services provided at Sea Road	Access provision incorporated within Seaburn Waterplan. Consider access via Lowry Road and in conjunction with Site ref 154. Further developments in Seaburn will require increased school capacity to meet demand.							
<b>Category 2: Constraints</b> 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		<b>Zero/Low Impact - no or minimal mitigation required</b> 	Medium Impact - mitigation required 	High Impact – significant mitigation required 							
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>							
<b>Site Topography</b> 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 and leisure 150 35dpha							
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		<b>Zero/Low Impact - no or minimal mitigation required</b> 	<b>Suitable for development if issues can be resolved.</b>	Site is considered suitable for development 	Site is considered potentially suitable for development 	Site is not considered suitable for development 					
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		<b>Zero/Low Impact - no or minimal mitigation required</b> 	<b>Suitable for development if issues can be resolved.</b>	Site is considered suitable for development 	Site is considered potentially suitable for development 	Site is not considered suitable for development 					





Historic Environment and Culture				Green Infrastructure						
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure			<b>Does the site have any historical or archaeological significance?</b> Site is situated in close proximity to grade II listed Shipwrights Public House. Local archaeological importance relating to North Hy/ton village.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Site forms part of the River Wear Green Infrastructure corridor. A public right of way passes through the site.			
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓		<b>Zero/Low Impact - no or minimal mitigation required</b> 	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	✓		<b>Zero/Low Impact - no or minimal mitigation required</b>			
						✓			<b>High Impact - significant mitigation required</b> 	
<b>Flooding</b>				<b>Infrastructure and Services</b>						
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)			Part of the site (field drains) demonstrate 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? Remote from local facilities			Phase 5 of Sunderland Strategic Transport Corridor to the north. Access via Ferryboat Lane restricted by existing road width.			
<b>Category 2: Constraints</b> 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	✓		<b>Zero/Low Impact - no or minimal mitigation required</b>				<b>High Impact - significant mitigation required</b> 			
<b>Ground Conditions &amp; Contamination</b>										
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope			No significant issues identified.	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 190 20dpha					
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			<b>Zero/Low Impact - no or minimal mitigation required</b> 	<b>Site Appraisal Conclusion</b> Site forms part of the Green Belt.			<b>Site is considered suitable for development</b>			
									<b>Site is not considered suitable for development</b> 	
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			<b>Medium Impact - mitigation required</b>	<b>Site forms part of the Green Belt.</b>			<b>Site is considered potentially suitable for development</b>			
									<b>Site is not considered suitable for development</b> 	



<b>SLR Ref:</b> SHLAA Ref: 439		<b>Site Area:</b> 0.40ha		<b>Site Location:</b> Land at Cricklewood Road, Hylton Castle, Sunderland		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>100</b>		<b>Greenfield %</b>		<b>0</b>	
<b>Present Land Use:</b> Cleared housing site <b>Adjacent Uses:</b> Housing and natural greenspace				<b>Site appraised for:</b> Residential				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 Bourmoor? <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		No impact					
<b>Site Photos</b> 				<b>Designations Map</b> 				<b>Cumulative Impact</b>									
<b>Key Designations:</b> UDP NA9.6 Housing improvements EN10 White Land				<b>Adjacent Designations:</b>				<ul style="list-style-type: none"> <li>• Residential</li> <li>• Greenspace</li> </ul>									
<b>Landscape and Townscape</b>				<b>Biodiversity</b>													
<b>Category 1: Significant Constraints</b>		Grade 1 Agricultural Land		No significant issues identified.				<b>Category 1: Significant Constraints</b>		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)		✓							
<b>Category 2: Constraints</b>		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)		✓		Adverse impact on Local Geodiversity Site (LGS)		✓							
		Area of Significant Historic Landscape		Adverse impact on 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		Would the development of the site impact upon the connectivity of habitats? Yes, linked to a 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		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b>  No.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site lies alongside a Green Infrastructure corridor.	<b>Category 1: Significant Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		<b>Low incidence potential of groundwater flooding.</b>	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 an accessible area	Potential claimed routes. Footpaths to be stopped up.	Is the proposed development site designated as open space or playing fields?  No.
<b>Category 2: Constraints</b> 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	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment				
<b>Ground Conditions &amp; Contamination</b>			<b>Suitability and Deliverability</b>		
<b>Site Topography</b> 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 30dpha	<input checked="" type="checkbox"/>
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)	<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)		<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<b>Site Appraisal Conclusion</b>  <b>Previous housing site, potentially suitable for development.</b>	
	<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
	<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





Historic Environment and Culture			Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	<b>Does the site have any historical or archaeological significance?</b> Local archaeological significance relating to past quarrying and wagonway activity. The site is directly adjacent Fulwell Acoustic Mirror, a Scheduled Ancient Monument and grade II listed building.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site provides amenity greenspace, natural greenspace and a football pitch. Site forms part of a Green Infrastructure corridor that extends from Fulwell Quarries southwards towards the River Wear. A public right of way passes through the site.	
	✓					
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Zero/Low Impact - no or minimal mitigation required</b>	
	✓					
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			<b>Infrastructure and Services</b> 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 services provided at Sea Road and Southwick			
<b>Category 2: Constraints</b> 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	✓	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Zero/Low Impact - no or minimal mitigation required</b>	
	✓					
	✓					
	✓					
<b>Ground Conditions &amp; Contamination</b>			<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?			
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	✓	Former quarrying activity on site, therefore contamination is possible. The site lies within a Coal Referral Area.	<b>Site Appraisal Conclusion</b> <b>Suitable for development if issues can be overcome.</b>			
	✓			Residential 100 31dpha	<b>Site is considered suitable for development</b>	<b>Site is not considered suitable for development</b>
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)	✓	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Site is considered suitable for development</b>	
	✓					
	✓					
	✓					
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Site is considered suitable for development</b>	
	✓					
	✓					
	✓					



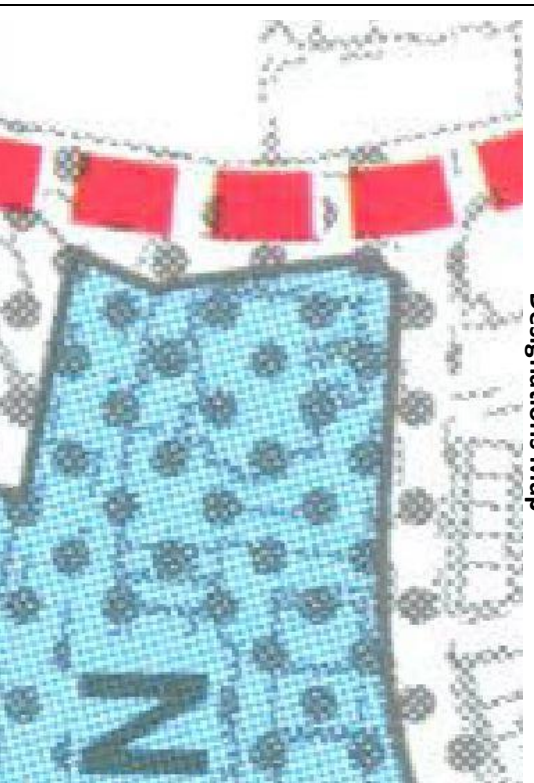
SLR Ref: 518		Site Area: 0.39ha		Site Location: Mcees Club, Southwick.		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0	
SHLAA Ref:		Present Land Use: Club and vacant ground Adjacent Uses: Housing and greenspace		Site appraised for: Residential		Cumulative Impact		<ul style="list-style-type: none"> <li>• Subject to Habitats Regulations Assessment</li> <li>• School capacity</li> </ul>		<ul style="list-style-type: none"> <li>• Subject to Habitats Regulations Assessment</li> <li>• School capacity</li> </ul>		Urban?		Urban fringe?		Open countryside?		No impact	
								<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 Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/></p> <p>4. Preserve the special &amp; 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>		Impact		No impact							
				<p><b>Key Designations:</b></p> <ul style="list-style-type: none"> <li>• UDP EN10 White land.</li> </ul>				<p><b>Adjacent Designations:</b></p> <ul style="list-style-type: none"> <li>• Residential</li> </ul>				<p>Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).</p>							
<b>Landscape and Townscape</b>																			
<p><b>Category 1: Significant Constraints</b></p> <p>Grade 1 Agricultural Land</p> <p>Ancient Woodland</p>				<p>No significant issues identified.</p>				<p><b>Category 1: Significant Constraints</b></p> <p>[Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] <input checked="" type="checkbox"/></p> <p>Adverse impact on Site of Special Scientific Interest (SSSI) <input type="checkbox"/></p> <p>Adverse impact on Local Nature Reserve (LNR) <input type="checkbox"/></p> <p>Are there any known European protected species/habitats on or adjacent to the site? <input type="checkbox"/></p>				<p>Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).</p>							
<p><b>Category 2: Constraints</b></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>Adverse impact on Local Wildlife Site (LWS) <input 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 type="checkbox"/></p> <p>Wildlife Corridor <input type="checkbox"/></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 type="checkbox"/></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 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 type="checkbox"/></p>							
<p>Would the development of the site impact upon the connectivity of habitats?</p>				<p>No.</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 type="checkbox"/></p>			

Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b>  No.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	Low incidence potential of groundwater flooding.	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	No  No
<b>Category 2: Constraints</b> 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
<b>Ground Conditions &amp; Contamination</b>		<b>Infrastructure and Services</b>	
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	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 an accessible location	Residential 8 21dpha
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	<b>Site Appraisal Conclusion</b> Potentially suitable for development.	
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		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



<b>SLR Ref:</b> SHLAA Ref: 520	<b>Site Area:</b> 0.22ha	<b>Site Location:</b> Southwick Social Club, Church Bank, Southwick, Sunderland	<b>Is the site in the Green Belt?</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	<b>Brownfield %</b>	<b>100</b>	<b>Greenfield %</b>	<b>0</b>	<b>Open countryside?</b>
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<b>Present Land Use:</b> Social club <b>Adjacent Uses:</b> Housing, commercial	<b>Site appraised for:</b> 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 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
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**Key Designations:**  
UDP NA11.2. Retain and improve shopping centres  
B14 Areas of Potential Archaeological Importance

**Adjacent Designations:**

- Retail
- Residential
- Church

**Cumulative Impact**

- Biodiversity / SSSI proximity
- Subject to Habitats Regulations Assessment
- School capacity


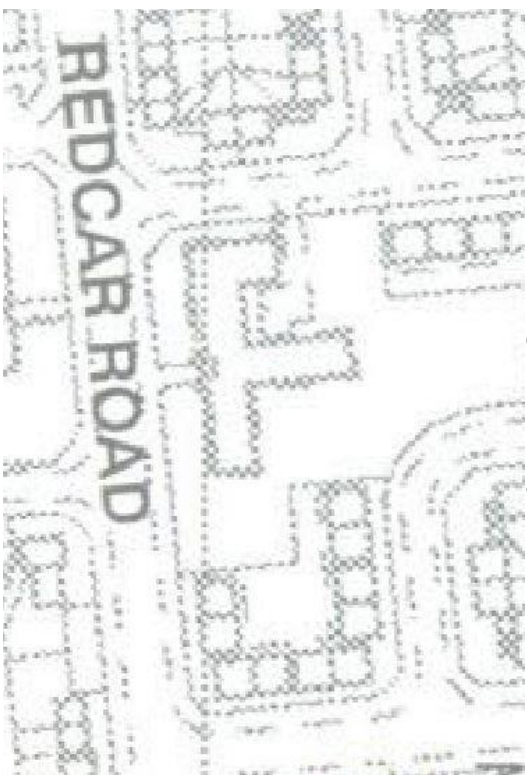
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**Landscape and Townscape**

<b>Category 1: Significant Constraints</b>	Grade 1 Agricultural Land	No significant issues identified.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<b>Category 1: Significant Constraints</b>	Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>	Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Priority species are in close proximity to the area.	
	Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)	<input type="checkbox"/>		
<b>Category 2: Constraints</b>	Area of High Landscape Value or Significance					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	Adverse impact on Local Wildlife Site (LWS)	<input type="checkbox"/>	<b>Category 2: Constraints</b>	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 type="checkbox"/>	Wildlife Corridor	<input 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?		No.		


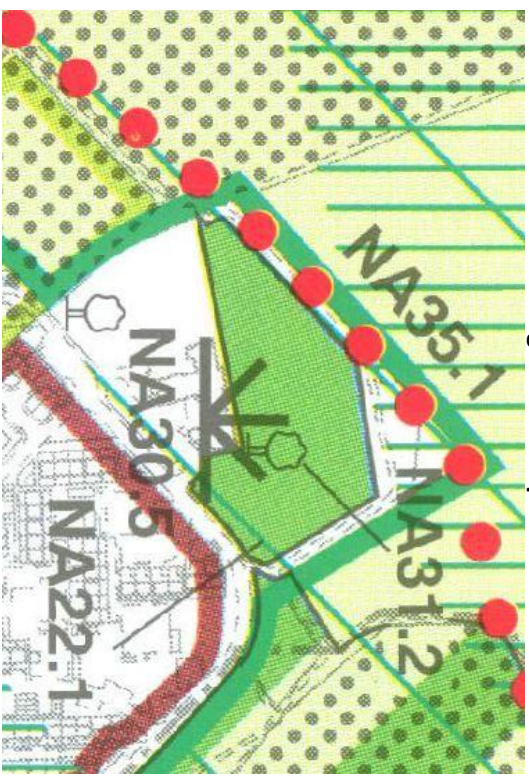
Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/>    <input checked="" type="checkbox"/>	<b>Does the site have any historical or archaeological significance?</b> Site is situated opposite and within setting of grade II listed Holy Trinity Church. Site lies within the historic village of Southwick.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/>   <input type="checkbox"/>	No significant issues identified.
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)			<b>Infrastructure and Services</b> 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		
<b>Category 2: Constraints</b> 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			Access to Kings Road only. Further developments in Southwick and Fulwell will require increased school capacity to meet demand.		
<b>Ground Conditions &amp; Contamination</b> <b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope			<b>Suitability and Deliverability</b> What is considered suitable on the site? Residential How many homes could be provided? 14 64dpha How many jobs could the site provide for? <b>Site Appraisal Conclusion</b>		
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			<b>Potentially suitable for development - infrastructure issues would have to be resolved.</b>		
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development		

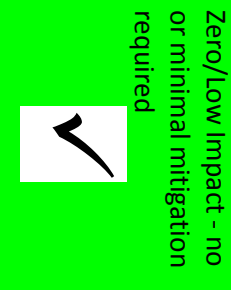
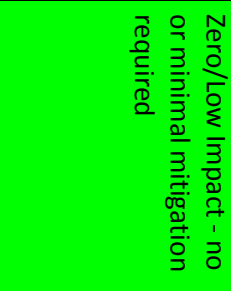
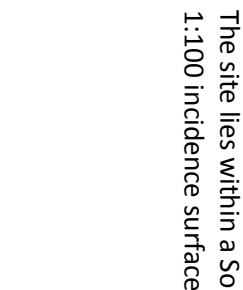
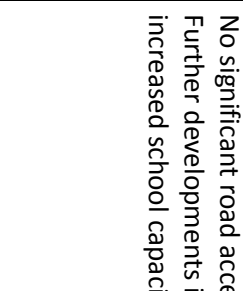
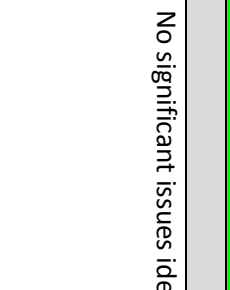
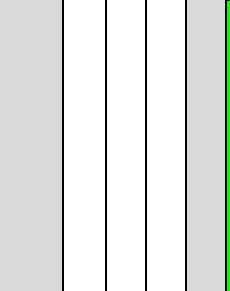
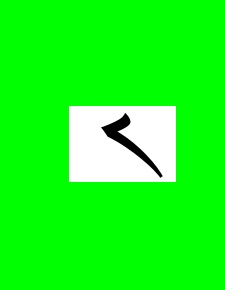

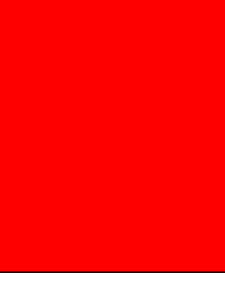



<b>SLR Ref:</b> <b>SHLAA Ref: 537</b>		<b>Site Area: 0.28ha</b>		<b>Site Location:</b> Land at Redcar Rd / Rawdon Road, Redhouse, Sunderland		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>100</b>		<b>Greenfield %</b>		<b>0</b>	
<b>Present Land Use:</b> Vacant land <b>Adjacent Uses:</b> Housing		<b>Site Photos</b> 		<b>Site appraised for:</b> Residential		<b>Designations Map</b> 		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 Bourmoor? <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 his 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"/>		Impact <input type="checkbox"/>		No impact <input type="checkbox"/>					
<b>Key Designations:</b> UDP EN10 White Land		<b>Adjacent Designations:</b> • Residential		<b>Cumulative Impact</b> • Subject to Habitats Regulations Assessment • School capacity		<b>Biodiversity</b>		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required			
<b>Landscape and Townscape</b>		No significant issues identified.		<b>Category 1: Significant Constraints</b> [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] <input checked="" type="checkbox"/> Adverse impact on Site of Special Scientific Interest (SSSI) <input type="checkbox"/> Adverse impact on Local Nature Reserve (LNR) <input type="checkbox"/> Are there any known European protected species/habitats on or adjacent to the site? <input type="checkbox"/> <b>Category 2: Constraints</b> 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 type="checkbox"/> Wildlife Corridor <input type="checkbox"/> Would the development of the site impact upon the connectivity of habitats? No. <input type="checkbox"/>		<b>Category 1: Significant Constraints</b> Grade 1 Agricultural Land <input type="checkbox"/> Ancient Woodland <input type="checkbox"/> <b>Category 2: Constraints</b> Area of High Landscape Value or Significance <input type="checkbox"/> Tree Preservation Order (TPO) <input type="checkbox"/> Grade 2 or 3a Agricultural Land <input type="checkbox"/> Area of Significant Historic Landscape <input 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		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b>  No.	<b>Category 1: Significant Constraints</b>  Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard		No significant issues identified.
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)			<b>Infrastructure and Services</b> 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?  Local services provided at Southwick		
<b>Category 2: Constraints</b> 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			<b>Suitability and Deliverability</b> What is considered suitable on the site? Residential How many homes could be provided? 10 36dpha How many jobs could the site provide for? <b>Site Appraisal Conclusion</b> <b>Site is considered suitable for development.</b>		
<b>Ground Conditions &amp; Contamination</b> <b>Site Topography</b> Predominantly Flat <input checked="" type="checkbox"/> Gentle Slope Undulating Steep Slope			<b>Site is considered suitable for development.</b> Site is considered suitable for development <input checked="" type="checkbox"/> Site is considered potentially suitable for development Site is not considered suitable for development		
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)			<b>Zero/Low Impact - no or minimal mitigation required</b> <input checked="" type="checkbox"/> <b>Medium Impact - mitigation required</b> <b>High Impact – significant mitigation required</b>		
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			<b>Zero/Low Impact - no or minimal mitigation required</b> <input checked="" type="checkbox"/> <b>Medium Impact - mitigation required</b> <b>High Impact – significant mitigation required</b>		



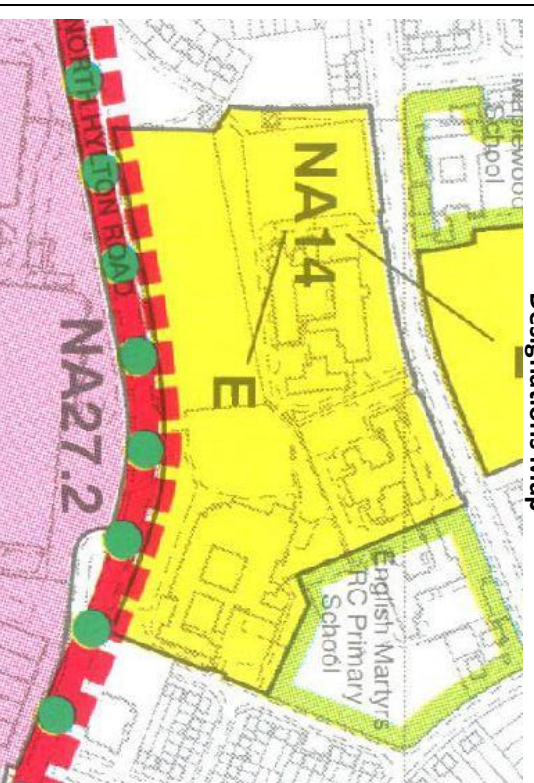
<b>SLR Ref:</b> SHLAA Ref: 556		<b>Site Area:</b> 1.62ha		<b>Site Location:</b> Witherwack House, Witherwack, Sunderland		<b>Site appraised for:</b> Residential		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>100</b>	
<b>Present Land Use:</b> Care home <b>Adjacent Uses:</b> Agriculture, housing <b>Site Photos</b> 				<b>Designations Map</b> 				<b>Cumulative Impact</b> <ul style="list-style-type: none"> <li>Biodiversity / SSSI proximity</li> <li>Subject to Habitats Regulations Assessment</li> <li>School capacity</li> </ul>				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 <input type="checkbox"/> No impact <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
<b>Key Designations:</b> UDP EN10 White Land L2/3/4 New open space NA30.5 Key viewpoint CN15 Great North Forest CN23 Wildlife Corridors				<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>Agriculture / Green Belt</li> <li>Greenspace</li> <li>Residential</li> <li>Care Home</li> </ul>				<b>Biodiversity</b> <b>Category 1: Significant Constraints</b> 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) <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 type="checkbox"/> <b>Category 2: Constraints</b> Adverse impact on Local Wildlife Site (LWS) <input checked="" 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 type="checkbox"/> Wildlife Corridor <input checked="" type="checkbox"/> Would the development of the site impact upon the connectivity of habitats? <input type="checkbox"/> Yes <input checked="" type="checkbox"/>				Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site also forms the edge of a wildlife corridor between Sunderland and South Tyneside. The site lies in close proximity to a SSSI and Local Nature Reserve.					
<b>Landscape and Townscape</b> <b>Category 1: Significant Constraints</b> Grade I Agricultural Land Ancient Woodland				No significant issues identified.				<b>Zero/Low Impact - no or minimal mitigation required</b> <input checked="" type="checkbox"/>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b> <input checked="" type="checkbox"/>					
<b>Category 2: Constraints</b> Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape				<b>Zero/Low Impact - no or minimal mitigation required</b>				<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>							

Historic Environment and Culture				Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b>  No.		<b>Category 1: Significant Constraints</b>  Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site provides private amenity greenspace and forms the edge of a Green Infrastructure corridor that runs east-west between Sunderland and South Tyneside, and links to Fulwell Quarries. A public right of way forms the western edge of the site.	
<b>Flooding</b>				<b>Infrastructure and Services</b>			
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		The site lies within a Source Protection Zone and is affected in parts 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?  Limited accessibility to local facilities.		No significant road access issues - overall access to facilities is limited. Further developments in Southwick and Fulwell will require increased school capacity to meet demand.	
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>			
<b>Site Topography</b> 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? 40 How many jobs could the site provide for? 27dpha		Site is considered suitable for development.	
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)					<b>Site Appraisal Conclusion</b> <b>Potentially suitable for development.</b>	Site is considered potentially suitable for development	



<b>SLR Ref:</b> SHLAA Ref: 563	<b>Site Area:</b> 2.70ha	<b>Site Location:</b> Hylton Skills Campus, Southwick, Sunderland	<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	<b>Brownfield %</b>	<b>100</b>	<b>Greenfield %</b>	<b>0</b>	<b>Open countryside?</b>
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<b>Present Land Use:</b> College site <b>Adjacent Uses:</b> School, housing, employment	<b>Site appraised for:</b> Residential	Would development on this site impact upon the five purposes of the Green Belt?		Impact	No impact
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**Key Designations:**  
UDP NA14 Further development of Redcar Road Campus for College related uses

**Adjacent Designations:**

- School
- Employment
- Residential

**Cumulative Impact**

- Biodiversity / SSSI proximity
- Subject to Habitats Regulations Assessment
- 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 &amp; 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"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

**Landscape and Townscape**

<b>Category 1: Significant Constraints</b>	Grade 1 Agricultural Land	No significant issues identified.
	Ancient Woodland	












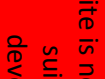
<b>Category 2: Constraints</b>	Area of High Landscape Value or Significance	Zero/Low Impact - no or minimal mitigation required
	Tree Preservation Order (TPO)	
	Grade 2 or 3a Agricultural Land	

Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Priority species within and in vicinity of site.


<b>Category 1: Significant Constraints</b>	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)	<input type="checkbox"/>
	Adverse impact on Local Nature Reserve (LNR)	<input type="checkbox"/>
	Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>
<b>Category 2: Constraints</b>	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 type="checkbox"/>
	Wildlife Corridor	<input 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"/>

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.	<input checked="" type="checkbox"/>	

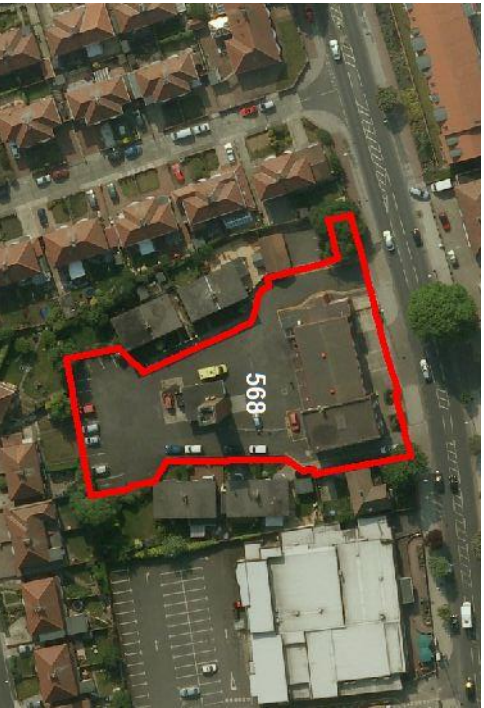
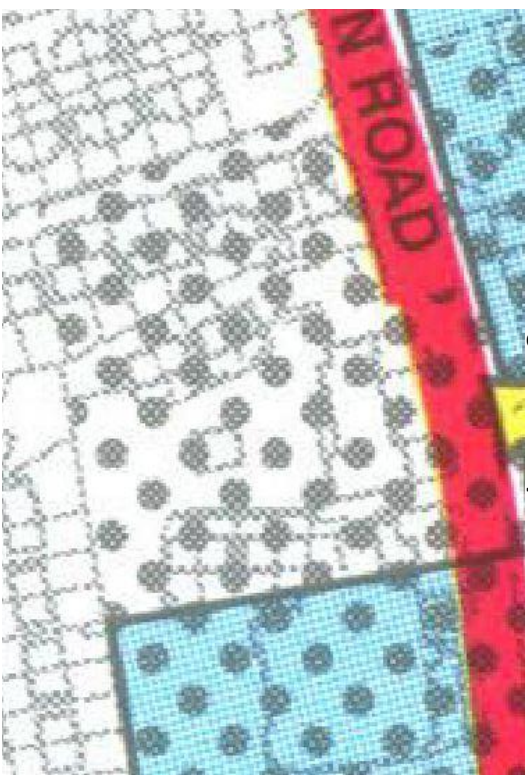
Historic Environment and Culture				Green Infrastructure												
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b>  No		<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site provides some amenity greenspace, to an area with limited greenspace overall.										
								<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment							
											Archaeological Site (Known & potential)	Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor				
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)				<b>Infrastructure and Services</b> 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 an accessible location												
<b>Category 2: Constraints</b> 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		<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>High Impact – significant mitigation required</b>	<b>Suitability and Deliverability</b> What is considered suitable on the site? Residential How many homes could be provided? 80 39dpha How many jobs could the site provide for?											
								<b>Ground Conditions &amp; Contamination</b> Site Predominantly Flat Gentle Slope Undulating Steep Slope				<b>Electricity pylons affect the western part of the site.</b>				
								<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		<b>Zero/Low Impact - no or minimal mitigation required</b>			<b>High Impact – significant mitigation required</b>	<b>Suitable for development if issues can be resolved</b>		
<b>Site Appraisal Conclusion</b> Site is considered suitable for development				Site is considered potentially suitable for development												
Site is not considered suitable for development				Site is not considered suitable for development												



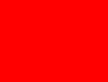




<b>SLR Ref:</b> SHLAA Ref: 565		<b>Site Area:</b> 3.98ha		<b>Site Location:</b> Phoenix Tower, North Hyton Road Industrial Estate, Sunderland		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>100</b>		<b>Greenfield %</b>		<b>0</b>			
<b>Present Land Use:</b> Employment land <b>Adjacent Uses:</b> Employment, housing, supermarket				<b>Site appraised for:</b> 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 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.		Urban?		Urban fringe?		Open countryside?		Impact		No impact	
<b>Site Photos</b> 				<b>Designations Map</b> 						✓		✓		□		□		□	
<b>Key Designations:</b> UDP NA1.2 Employment areas to be retained and improved M5 Eastern Limit of Shallow Coalfield Area				<b>Adjacent Designations:</b>				<b>Cumulative Impact</b>		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site is close to ponds and priority species are found in the area. Site also lies in close proximity to a SSSI and Local Nature Reserve.		□		□		□			
				<ul style="list-style-type: none"> <li>• Employment</li> <li>• Retail</li> <li>• Residential</li> </ul>				<ul style="list-style-type: none"> <li>• Biodiversity / SSSI proximity</li> <li>• Subject to Habitats Regulations Assessment</li> <li>• School capacity</li> </ul>				□		□		□			
<b>Landscape and Townscape</b>						<b>Biodiversity</b>													
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		Ancient Woodland		No significant issues identified.		<b>Category 1: Significant Constraints</b>		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		✓							
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)				Adverse impact on Site of Special Scientific Interest (SSSI)		✓									
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Nature Reserve (LNR)		✓									
		Area of Significant Historic Landscape						Are there any known European protected species/habitats on or adjacent to the site?		✓									
								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			


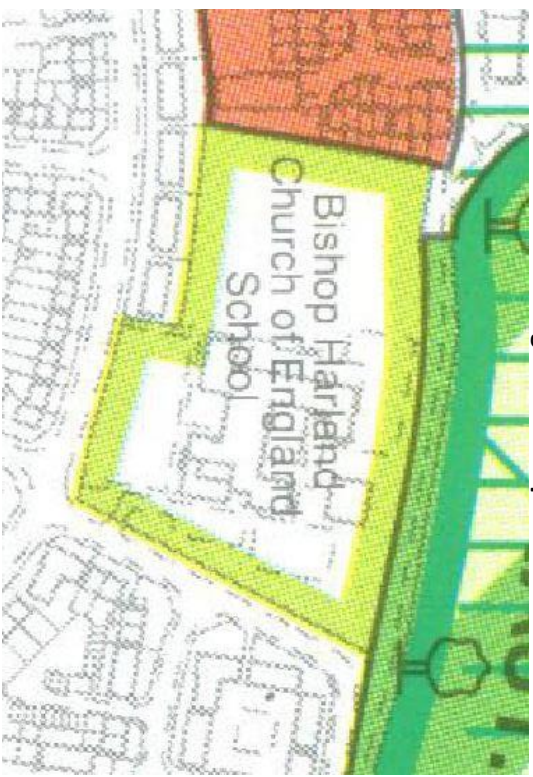
Historic Environment and Culture				Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance?  No.		<b>Category 1: Significant Constraints</b>  Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard		No significant issues identified.	
<b>Flooding</b>			<b>Infrastructure and Services</b>				
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		The site lies within a Source Protection Zone and has pockets of 1:100 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?  Within an accessible location	Outline permission has considered traffic issues. Further developments in Southwick and Fulwell will require increased school capacity to meet demand.
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>			
<b>Site Topography</b>  Predominantly Flat  Gentle Slope  Undulating  Steep Slope		Industrial use may mean than contaminants are present.		What is considered suitable on the site? Residential			
				How many homes could be provided? 140			
				How many jobs could the site provide for? 47dpha			
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				<b>Site Appraisal Conclusion</b>  <b>Site given outline planning permission in 2014 but never taken forward</b>			
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site is considered suitable for development  			
				Site is considered potentially suitable for development			
				Site is not considered suitable for development			



<b>SLR Ref:</b> SHLAA Ref: 568		<b>Site Area:</b> 0.27ha		<b>Site Location:</b> Fulwell Fire Station, Station Road, Fulwell, Sunderland		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>100</b>		<b>Greenfield %</b>		<b>0</b>	
<b>Present Land Use:</b> Fire Station <b>Adjacent Uses:</b> Housing, commercial				<b>Site appraised for:</b> Residential						Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>			
<b>Site Photos</b> 				<b>Designations Map</b> 													
				<b>Key Designations:</b> UDP EN10 White Land B14 Areas of Potential Archaeological Importance													
				<b>Adjacent Designations:</b> • Residential • Community • Retail / commercial													
				<b>Cumulative Impact</b> • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • Within Critical Drainage Area													
<b>Landscape and Townscape</b>										<b>Biodiversity</b>							
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land Ancient Woodland		No significant issues identified.													
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape				<b>Category 1: Significant Constraints</b>		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		<input checked="" type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).					
						<b>Category 2: Constraints</b>		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									



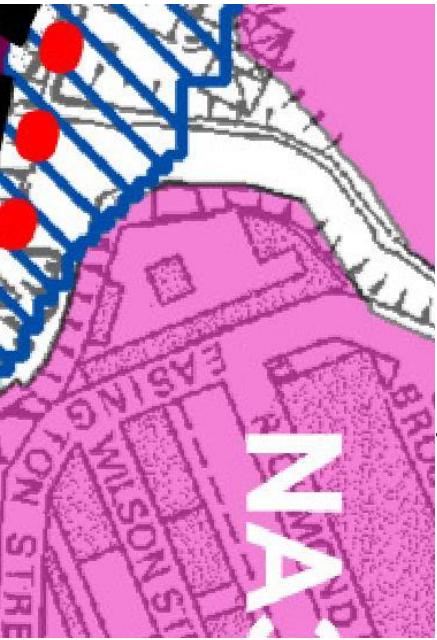
Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Site lies within the historic village of Fulwell.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.	<b>Category 1: Significant Constraints</b> 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 
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation required 	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Medium Impact - mitigation required 	High Impact - significant mitigation required	High Impact - significant mitigation required
Flooding					
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area.	<b>Infrastructure and Services</b> 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 an accessible location	Impact to Station Road to be considered.	Zero/Low Impact - no or minimal mitigation required 	High Impact - significant mitigation required
<b>Category 2: Constraints</b> 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					
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	No significant issues identified.	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 25 92dpha	Site is considered suitable for development 	Site is not considered suitable for development
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)					
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Medium Impact - mitigation required	<b>Site Appraisal Conclusion</b> Fire Station has been relocated. Issues around biodiversity and access would need to be resolved before development could be considered	Site is considered potentially suitable for development	Site is not considered suitable for development	Site is not considered suitable for development




<b>SLR Ref:</b> <b>SHLAA Ref: 572</b>		<b>Site Area:</b> 1.26ha		<b>Site Location:</b> Former Bishop Harland School, Redhouse, Sunderland		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>50</b>		<b>Greenfield %</b>		<b>50</b>	
<b>Present Land Use:</b> Former school <b>Adjacent Uses:</b> Housing and greenspace				<b>Site appraised for:</b> 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 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.		Urban?		50		Greenfield %		50	
<b>Site Photos</b> 				<b>Designations Map</b> 						Urban?		50		Greenfield %		50	
<b>Key Designations:</b> L7 School playing fields				<b>Adjacent Designations:</b>				Cumulative Impact		Urban?		50		Greenfield %		50	
				<ul style="list-style-type: none"> <li>Residential</li> <li>Sports fields</li> </ul>				<ul style="list-style-type: none"> <li>Biodiversity / SSSI proximity</li> <li>Subject to Habitats Regulations Assessment</li> </ul>		Urban?		50		Greenfield %		50	
<b>Landscaped and Townscape</b>				No significant issues identified.				<b>Biodiversity</b>		Urban?		50		Greenfield %		50	
<b>Category 1: Significant Constraints</b>														Urban?		50	
Grade 1 Agricultural Land								Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Urban?		50		Greenfield %		50	
Ancient Woodland								Adverse impact on Site of Special Scientific Interest (SSSI)		Urban?		50		Greenfield %		50	
								Adverse impact on Local Nature Reserve (LNR)		Urban?		50		Greenfield %		50	
<b>Category 2: Constraints</b>								Adverse impact on Local Wildlife Site (LWS)		Urban?		50		Greenfield %		50	
Area of High Landscape Value or Significance								Adverse impact on Local Geodiversity Site (LGS)		Urban?		50		Greenfield %		50	
Tree Preservation Order (TPO)								Are there any known UK protected species/habitats on or adjacent to the site?		Urban?		50		Greenfield %		50	
Grade 2 or 3a Agricultural Land								Wildlife Corridor		Urban?		50		Greenfield %		50	
Area of Significant Historic Landscape								Would the development of the site impact upon the connectivity of habitats?		Urban?		50		Greenfield %		50	
								No.		Urban?		50		Greenfield %		50	
								Zero/Low Impact - no or minimal mitigation required		Urban?		50		Greenfield %		50	
								Medium Impact - mitigation required		Urban?		50		Greenfield %		50	
								High Impact - significant mitigation required		Urban?		50		Greenfield %		50	

Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> 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.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site includes school playing fields and amenity greenspace.	
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)			<b>Infrastructure and Services</b> 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 an accessible location		
<b>Category 2: Constraints</b> 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			<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? <b>Site Appraisal Conclusion</b> <b>Potentially suitable for development.</b>		
<b>Ground Conditions &amp; Contamination</b> <b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope			<b>Site Appraisal Conclusion</b> <b>Potentially suitable for development.</b>		
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			<b>Category 1: Significant Constraints</b> Zero/Low Impact - no or minimal mitigation required		
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			<b>Category 2: Constraints</b> Medium Impact - mitigation required High Impact – significant mitigation required		
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)			<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		
<b>Category 2: Constraints</b> 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			<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor		
<b>Ground Conditions &amp; Contamination</b> <b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope			<b>Site Appraisal Conclusion</b> <b>Potentially suitable for development.</b>		
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			<b>Category 1: Significant Constraints</b> Zero/Low Impact - no or minimal mitigation required		
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			<b>Category 2: Constraints</b> Medium Impact - mitigation required High Impact – significant mitigation required		



SLR Ref: 649		Site Area: 0.33ha		Site Location: The Arches, Easington Street, Sheepfolds, SR5 1BQ		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0			
SHLAA Ref:		Present Land Use: Storage		Adjacent Uses: Employment land and greenspace		Site appraised for: Residential		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		Impact		No impact					
						<p><b>Key Designations:</b></p> <ul style="list-style-type: none"> <li>UDP NA1.4 Employment land to be retained</li> <li>CN23 Wildlife Corridors</li> </ul>		<p><b>Adjacent Designations:</b></p> <ul style="list-style-type: none"> <li>Employment land</li> <li>Greenspace</li> </ul>		<p><b>Cumulative Impact</b></p> <ul style="list-style-type: none"> <li>Subject to Habitats Regulations Assessment</li> <li>Within Critical Drainage Area</li> </ul>		<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <ol style="list-style-type: none"> <li>Check unrestricted sprawl of the built-up area? <input type="checkbox"/></li> <li>Safeguard the countryside from further encroachment? <input type="checkbox"/></li> <li>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? <input type="checkbox"/></li> <li>Preserve the special &amp; separate characteristics of historic settlements? <input type="checkbox"/></li> <li>Assist in the regeneration of the urban area? <input type="checkbox"/></li> </ol> <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>Brownfield %</p>		<p>Greenfield %</p>		<p>Impact</p>		<p>No impact</p>	
<p><b>Landscape and Townscape</b></p> <p>Category 1: Significant Constraints</p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</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>Part of the coal staithes linked to Wearmouth Colliery.</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>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 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>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>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>					
<p>Category 1: Significant Constraints</p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</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>Part of the coal staithes linked to Wearmouth Colliery.</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>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 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>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>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>					
<p><b>Biodiversity</b></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>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>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>Part of the coal staithes linked to Wearmouth Colliery.</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>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 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>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>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>					
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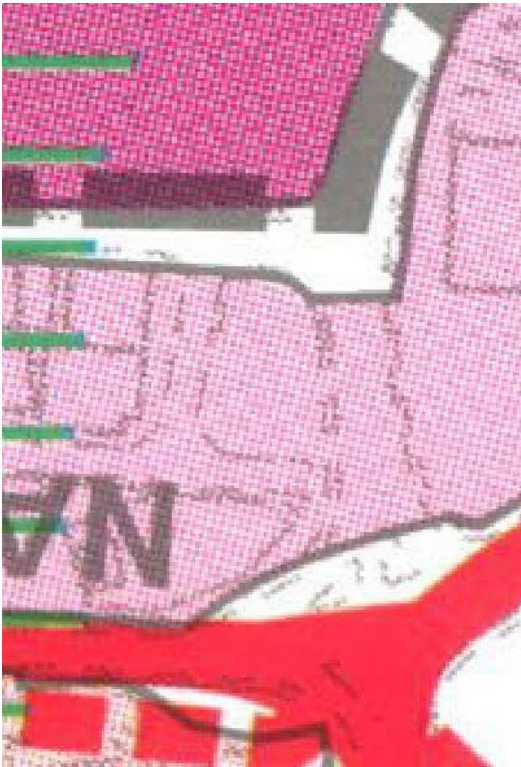
Historic Environment and Culture				Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure			<b>Does the site have any historical or archaeological significance?</b> Yes, the arches are part of the Grade 2 listed former NEER stables. Within wider setting of grade II listed Wearmouth Road and Rail Bridges.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Forms the edge of the River Wear Green Infrastructure corridor..
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)				<b>Infrastructure and Services</b> 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			
<b>Category 2: Constraints</b> 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			<b>The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.</b>				Potential conflict between residential and industrial traffic. Limited access with potential rear parking court.
<b>Ground Conditions &amp; Contamination</b> <b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope				<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? <b>Site Appraisal Conclusion</b> <b>Potentially suitable for development.</b>			
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)			<b>No significant issues identified.</b>				Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)							Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development






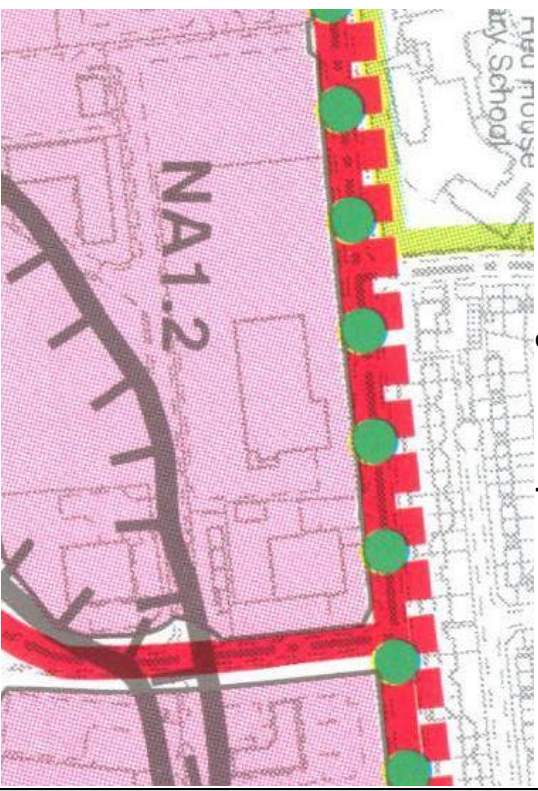

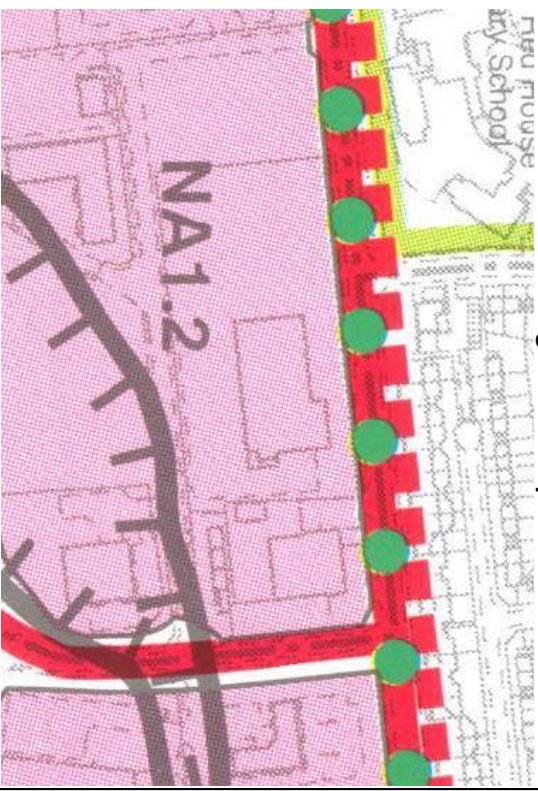
Historic Environment and Culture				Green Infrastructure							
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Much of the site has local archaeological interest in relation to past quarrying activity.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms amenity greenspace.	<b>Category 1: Significant Constraints</b> Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<b>Category 1: Significant Constraints</b> Potentiality suitable for development, provided that green infrastructure 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	
											Grade II listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)
<b>Category 2: Constraints</b> Grade II listed Building/Structure  Conservation Area		<b>Category 2: Constraints</b> 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		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
<b>Flooding</b> Low incidence potential of groundwater flooding.				<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? <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? Within an accessible location				Potential access from Old Mill Road subject to junction spacing and visibility requirements.  Further developments in Southwick and Fulwell will require increased school capacity to meet demand.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
<b>Category 1: Significant Constraints</b> 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		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
<b>Category 2: Constraints</b> 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		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
<b>Ground Conditions &amp; Contamination</b>											
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	✓	The site is subject to past landfill / waste, and historic quarrying.				<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 38 35dpha				
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		<b>Site Appraisal Conclusion</b>									
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m 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			



SLR Ref: 721		Site Area: 0.09ha		Site Location: Plot 1, Low Southwick Industrial Estate, Sunderland		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? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>							
Present Land Use: Car park		Adjacent Uses: Employment land		Site appraised for: Employment land								Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact							
								<p><b>Key Designations:</b></p> <ul style="list-style-type: none"> <li>UDP NA1.3 Employment land</li> <li>CN23 Wildlife Corridor</li> </ul>				<p><b>Adjacent Designations:</b></p> <ul style="list-style-type: none"> <li>Employment</li> <li>Viaduct</li> </ul>				<p><b>Cumulative Issues</b></p> <ul style="list-style-type: none"> <li>Subject to Habitats Regulations Assessment</li> </ul>				<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 Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/></p> <p>4. Preserve the special &amp; 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>			
<p><b>Landscape and Townscape</b></p> <p><b>Category 1: Significant Constraints</b></p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</p>				<p>The site forms part of the wider River Wear limestone gorge which is identified as an area of higher landscape value. The area has considerable industrial history, and the site sits alongside the Grade II listed Queen Alexandra Bridge.</p>				<p><b>Biodiversity</b></p> <p><b>Category 1: Significant Constraints</b></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>Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Lies within the River Wear wildlife corridor.</p>											
<p><b>Category 2: Constraints</b></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><b>Category 2: Constraints</b></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? No.</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	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> Local archaeological significance, relating to riverside industry. In close proximity to Grade II listed QA Bridge.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard	Forms part of the River Wear strategic Green Infrastructure corridor.
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>
<b>Category 2: Constraints</b> 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			
<b>Ground Conditions &amp; Contamination</b>		<b>Infrastructure and Services</b>	
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	<b>Possible contamination from previous industrial uses.</b>	Is there road capacity for site traffic generation? <input checked="" type="checkbox"/>	
		Is there water and sewerage capacity for site requirements? <input type="checkbox"/>	
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<b>Zero/Low Impact - no or minimal mitigation required</b>	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?	
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<b>Medium Impact - mitigation required</b>	What is considered suitable on the site?	
		How many homes could be provided?	
<b>Site Appraisal Conclusion</b>		Employment	
<b>Retain employment allocation</b>		<b>Site is considered suitable for development</b>	<b>Site is not considered suitable for development</b>



SLR Ref: 722		Site Area: 1.57ha		Site Location: Plot 1, North Hylton Industrial Estate, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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Present Land Use: Employment land		Adjacent Uses: Employment, housing, greenspace		Site appraised for: Employment land		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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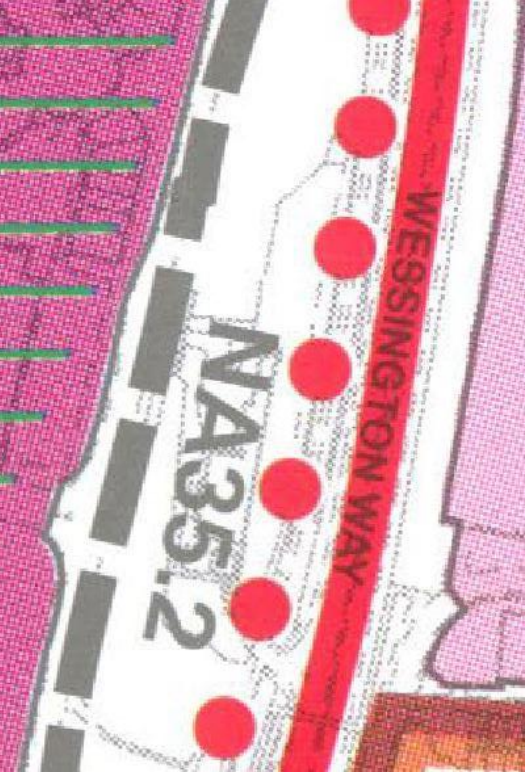
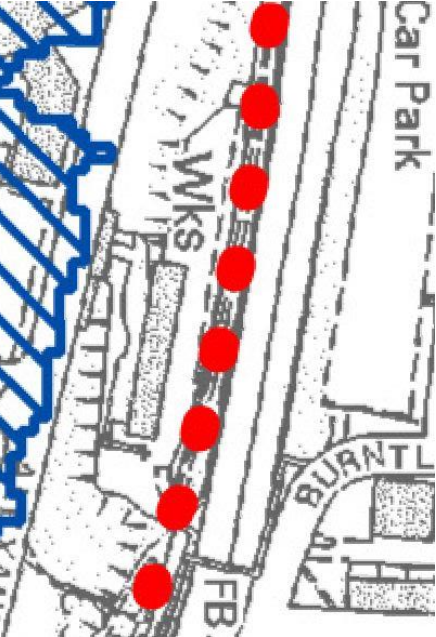

Historic Environment and Culture				Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance?  No.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.		
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)			<b>Infrastructure and Services</b> 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?			Planning application submitted for mixed retail use.	
<b>Category 2: Constraints</b> 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			<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?			Employment	
<b>Ground Conditions &amp; Contamination</b>				<b>Site Appraisal Conclusion</b>			
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope		Industrial use may mean than contaminants are present.		<b>Undetermined planning application on part of the site for retail development. If application is refused site should be retained for employment uses.</b>			
<b>Category 1: Significant Constraints</b> 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			
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Medium Impact - mitigation required		Site is considered potentially suitable for development			
		High Impact – significant mitigation required		Site is not considered suitable for development			







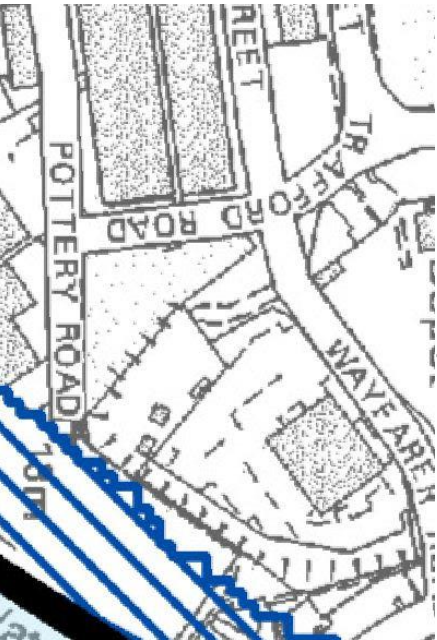
Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b>  No.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)			<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? <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?		
<b>Category 2: Constraints</b> 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			<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?  <b>Site Appraisal Conclusion</b> <b>Retain employment allocation</b>		
<b>Ground Conditions &amp; Contamination</b> <b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope			<b>Industrial use may mean than contaminants are present.</b>		
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			<b>Zero/Low Impact - no or minimal mitigation required</b>		
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			<b>Medium Impact - mitigation required</b> <input checked="" type="checkbox"/>		
			<b>High Impact – significant mitigation required</b>		
			<b>Site is considered suitable for development</b>		
			<b>Site is considered potentially suitable for development</b> <input checked="" type="checkbox"/>		
			<b>Site is not considered suitable for development</b>		



SLR Ref: 724		Site Area: 0.54ha		Site Location: Plot 1, Sunderland Enterprise Park East, Southwick, Sunderland		Brownfield %		100		Greenfield %		0	
SHLAA Ref:						Urban?		✓		Urban fringe?		Open countryside?	
Present Land Use: Vacant land		Adjacent Uses: Employment land, dual carriageway		Site appraised for: Employment land		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?	
Site Photos		Designations Map		Green Belt Separation		Cumulative Issues		1. Check unrestricted sprawl of the built-up area?		Impact		No impact	
						<ul style="list-style-type: none"> <li>• Employment</li> <li>• Dual carriageway</li> </ul>		<ul style="list-style-type: none"> <li>• Subject to Habitats Regulations Assessment</li> </ul>		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		Adjacent Designations:		Adverse impact on European sites (RAMSAR 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"/>		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		Grade I Agricultural Land		The site forms part of the wider River Wear limestone gorge which is identified as an area of higher landscape value. The area has considerable industrial history, the site once provided the offices for the Austin & Pickersgill shipyard.		Category 1: Significant Constraints		Adverse impact on Local Wildlife Site (LWS)		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Lies within the River Wear wildlife corridor.			
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?		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)		Would the development of the site impact upon the connectivity of habitats?		No.	
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?		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	
Area of Significant Historic Landscape		✓		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	



Historic Environment and Culture				Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> Local archaeological significance, relating to the former Austin & Pickersgill Shipyard.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms part of the River Wear strategic Green Infrastructure corridor.	<b>Category 1: Significant Constraints</b> 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
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)				<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment			
<b>Flooding</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				<b>Infrastructure and Services</b> 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 site is subject to lower incidence groundwater flooding. Part of the site lies within a Source Protection Zone.				Access issues with Wessington Way. Level difference with Alexandra Avenue. Constrained site.			
<b>Ground Conditions &amp; Contamination</b> Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope				<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?			
Very steep access to site from Alexandra Avenue.				Employment/mixed use /open space			
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				<b>Site Appraisal Conclusion</b> Further policy consideration is required, potential for mixed use site.			
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site is considered suitable for development			
Zero/Low Impact - no or minimal mitigation required				Site is considered potentially suitable for development			
Medium Impact - mitigation required				Site is not considered suitable for development			
High Impact – significant mitigation required				Site is not considered suitable for development			



SLR Ref: 725		Site Area: 0.30ha		Site Location: Plot 8, Low Southwick Industrial Estate, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0	
SHLAA Ref:				Present Land Use: Vacant employment land		Adjacent Uses: Employment land, viaduct		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		Impact		No impact			
Site Photos				Site appraised for: Employment land				Designations Map				Green Belt Separation							
												<p><b>Key Designations:</b></p> <ul style="list-style-type: none"> <li>UDP NA1.3 Employment land</li> <li>CN23 Wildlife Corridor</li> </ul> <p><b>Adjacent Designations:</b></p> <ul style="list-style-type: none"> <li>Employment</li> <li>Viaduct</li> </ul> <p><b>Cumulative Issues</b></p> <ul style="list-style-type: none"> <li>Subject to Habitats Regulations Assessment</li> </ul>							
<p><b>Landscape and Townscape</b></p> <p><b>Category 1: Significant Constraints</b></p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</p>				<p>The site forms part of the wider River Wear limestone gorge which is identified as an area of higher landscape value. The area has considerable industrial history, and the site sits alongside the Grade II listed Queen Alexandra Bridge.</p>				<p><b>Category 1: Significant Constraints</b></p> <p>[Rambar 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>Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Lies within the River Wear wildlife corridor.</p>							
<p><b>Category 2: Constraints</b></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><b>Category 2: Constraints</b></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>Zero/Low Impact - no or minimal mitigation required</p>				<p>Medium Impact - mitigation required</p>				<p>High Impact - significant mitigation required</p>							


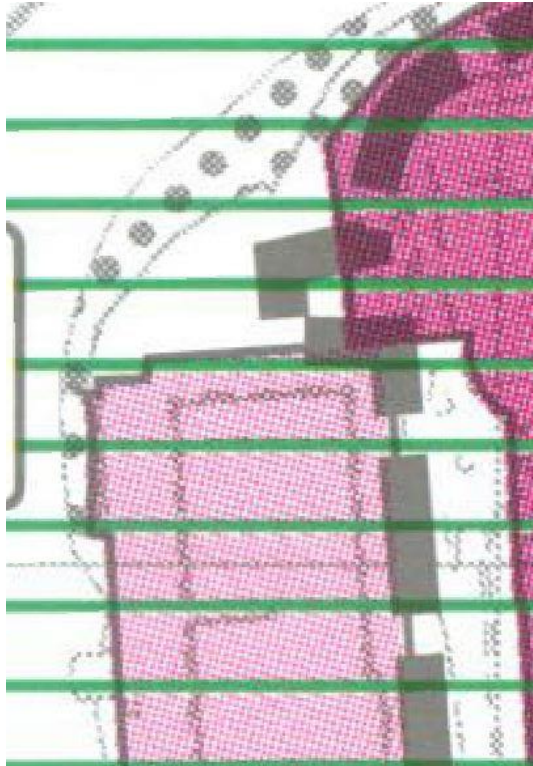
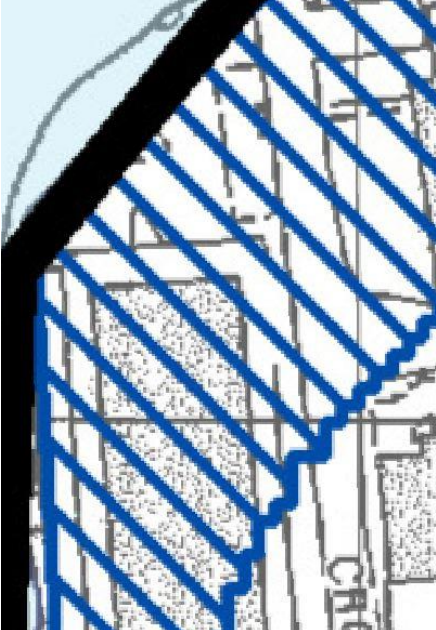
Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> Local archaeological significance, relating to riverside industry. In close proximity to Grade II listed QA Bridge.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms part of the River Wear strategic Green Infrastructure corridor.
Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Flooding</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site is subject to lower incidence groundwater flooding.	<b>Infrastructure and Services</b> 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 the site from industrial estate road. Location to be clarified subject to junction spacing and visibility. Car parking provision 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"/>
<b>Ground Conditions &amp; Contamination</b> Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? <b>Site Appraisal Conclusion</b> <b>Retain employment allocation</b>	
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		<input checked="" type="checkbox"/>	
<b>Category 1: Significant Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		<input checked="" type="checkbox"/>	
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		<input checked="" type="checkbox"/>	
<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>	
<b>High Impact – significant mitigation required</b>		<b>High Impact – significant mitigation required</b>	
<b>Site is considered suitable for development</b>		<b>Site is not considered suitable for development</b>	



<b>SLR Ref: 747</b>		<b>Site Area: 0.15ha</b>		<b>Site Location: Plot 3, Low Southwick Industrial Estate, Sunderland</b>		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>100</b>		<b>Greenfield %</b>		<b>0</b>	
<b>SHLAA Ref:</b>				<b>Site appraised for:</b>								<b>Urban?</b>		<input checked="" type="checkbox"/>		<b>Urban fringe?</b>		<input type="checkbox"/>	
<b>Present Land Use:</b> Vacant employment land		<b>Adjacent Uses:</b> Employment land, viaduct										<b>Would development on this site impact upon the five purposes of the Green Belt?</b>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<b>Site Photos</b> 				<b>Designations Map</b> 								<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 Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/></p> <p>4. Preserve the special &amp; 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>							
				<b>Key Designations:</b> UDP NA1.3 Employment land CN23 Wildlife Corridor				<b>Adjacent Designations:</b>				<b>Cumulative Issues</b>							
				<ul style="list-style-type: none"> <li>• Employment</li> <li>• Viaduct</li> </ul>				<ul style="list-style-type: none"> <li>• Subject to Habitats Regulations Assessment</li> </ul>											
<b>Landscape and Townscape</b>				<b>Biodiversity</b>															
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		The site forms part of the wider River Wear limestone gorge which is identified as an area of higher landscape value. The area has considerable industrial history, and the site sits alongside the Grade II listed Queen Alexandra Bridge.		<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Ramsar site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Lies within the River Wear wildlife corridor.							
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)											
<b>Category 2: Constraints</b>		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				<b>Category 2: Constraints</b>		Adverse impact on Local Geodiversity Site (LGS)				<b>Zero/Low Impact - no or minimal mitigation required</b>							
		Area of Significant Historic Landscape						Are there any known UK protected species/habitats on or adjacent to the site?								<b>Medium Impact - mitigation required</b>			
								Adverse impact on Local Wildlife Corridor		<input checked="" type="checkbox"/>		<b>High Impact - significant mitigation required</b>							
								Would the development of the site impact upon the connectivity of habitats?		No.						<b>Zero/Low Impact - no or minimal mitigation required</b>			


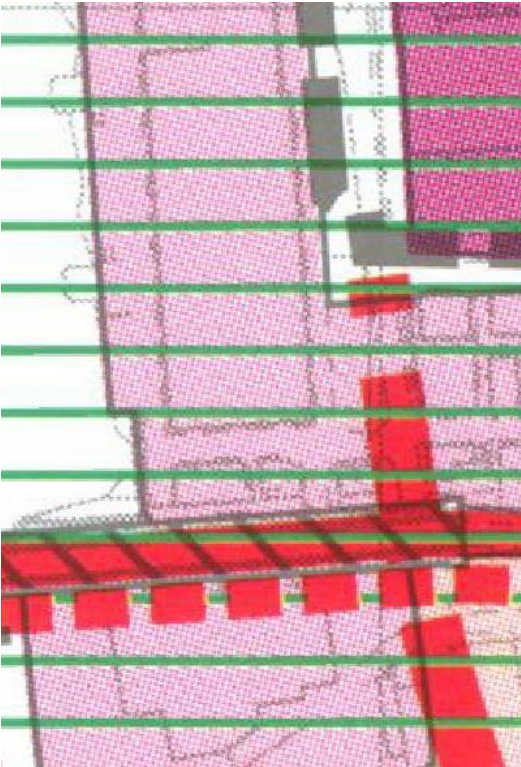
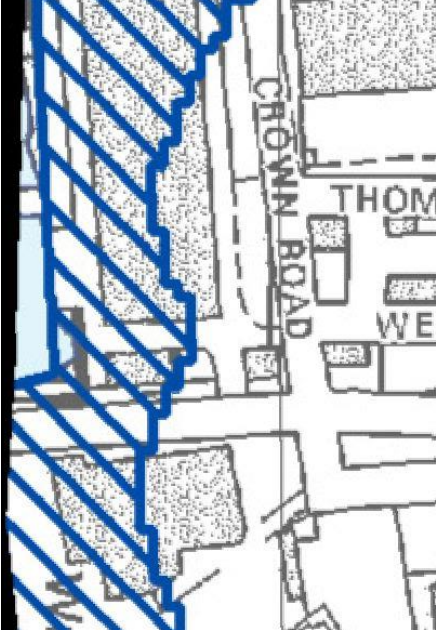

Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> Local archaeological significance, relating to riverside industry. In close proximity to Grade II listed QA Bridge.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard	Forms part of the River Wear strategic Green Infrastructure corridor.
<b>Flooding</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	The site is subject to lower incidence groundwater flooding.	Is the proposed development site designated as open space or playing fields? No.	Access to the site from industrial estate road. Location to be clarified subject to junction spacing and visibility. Car parking provision 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		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? <input type="checkbox"/>	
<b>Ground Conditions &amp; Contamination</b>		<b>Suitability and Deliverability</b>	
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	Possible contamination from previous industrial uses.	What is considered suitable on the site? <input type="checkbox"/> How many homes could be provided? <input type="checkbox"/> How many jobs could the site provide for? <input type="checkbox"/>	Employment <input type="checkbox"/>
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Retain employment allocation</b>
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<b>Medium Impact - mitigation required</b>	<b>Site Appraisal Conclusion</b>	<b>Site is considered potentially suitable for development</b>
	<b>High Impact – significant mitigation required</b>	<b>Site is not considered suitable for development</b>	<b>Site is not considered suitable for development</b>



SLR Ref: 748		Site Area: 0.14ha		Site Location: Plot 4, Low Southwick Industrial Estate, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0	
SHLAA Ref:				Present Land Use: Vacant employment land		Adjacent Uses: Employment land, riverside		Site appraised for:		Employment land		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact			
Site Photos				Designations Map				Green Belt Separation				<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 Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/></p> <p>4. Preserve the special &amp; 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>							
												<p><b>Key Designations:</b></p> <ul style="list-style-type: none"> <li>UDP NA1.3 Employment land</li> <li>EN10 White Land</li> <li>CN23 Wildlife Corridor</li> </ul> <p><b>Adjacent Designations:</b></p> <ul style="list-style-type: none"> <li>Employment</li> <li>Riverside</li> <li>Viaduct</li> </ul> <p><b>Cumulative Issues</b></p> <ul style="list-style-type: none"> <li>Subject to Habitats Regulations Assessment</li> </ul>							
<b>Landscape and Townscape</b>				<b>Biodiversity</b>				<p>Category 1: Significant Constraints</p> <p>Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] <input checked="" type="checkbox"/></p> <p>Adverse impact on Site of Special Scientific Interest (SSSI) <input type="checkbox"/></p> <p>Adverse impact on Local Nature Reserve (LNR) <input type="checkbox"/></p> <p>Are there any known European protected species/habitats on or adjacent to the site? <input type="checkbox"/></p> <p>Category 2: Constraints</p> <p>Adverse impact on Local Wildlife Site (LWS) <input 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 type="checkbox"/></p> <p>Wildlife Corridor <input checked="" type="checkbox"/></p> <p>Would the development of the site impact upon the connectivity of habitats? <input type="checkbox"/></p>											
<p>Category 1: Significant Constraints</p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</p>				<p>The site forms part of the wider River Wear limestone gorge which is identified as an area of higher landscape value. The area has considerable industrial history, and the site sits alongside the Grade II listed Queen Alexandra Bridge.</p>				<p>Category 1: Significant Constraints</p> <p>Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] <input checked="" type="checkbox"/></p> <p>Adverse impact on Site of Special Scientific Interest (SSSI) <input type="checkbox"/></p> <p>Adverse impact on Local Nature Reserve (LNR) <input type="checkbox"/></p> <p>Are there any known European protected species/habitats on or adjacent to the site? <input type="checkbox"/></p> <p>Category 2: Constraints</p> <p>Adverse impact on Local Wildlife Site (LWS) <input 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 type="checkbox"/></p> <p>Wildlife Corridor <input checked="" type="checkbox"/></p> <p>Would the development of the site impact upon the connectivity of habitats? <input type="checkbox"/></p>				<p>Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Lies within the River Wear wildlife corridor.</p>							
<p>Category 2: Constraints</p> <p>Area of High Landscape Value or Significance <input checked="" type="checkbox"/></p> <p>Tree Preservation Order (TPO) <input type="checkbox"/></p> <p>Grade 2 or 3a Agricultural Land <input type="checkbox"/></p> <p>Area of Significant Historic Landscape <input type="checkbox"/></p>				<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p> <p>Medium Impact - mitigation required <input checked="" type="checkbox"/></p> <p>High Impact - significant mitigation required <input type="checkbox"/></p>				<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p> <p>Medium Impact - mitigation required <input checked="" type="checkbox"/></p> <p>High Impact - significant mitigation required <input type="checkbox"/></p>											


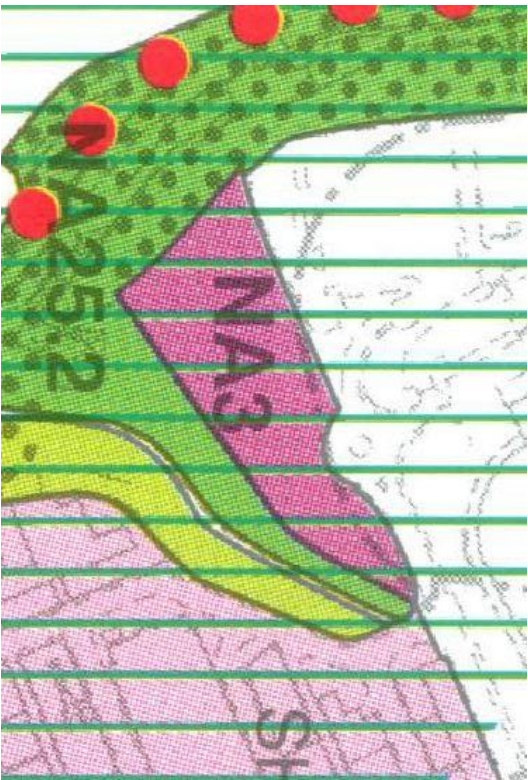
Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> Local archaeological significance, relating to riverside industry. In close proximity to Grade II listed QA Bridge.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard	Forms part of the River Wear strategic Green Infrastructure corridor.
<b>Flooding</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	The site is subject to lower incidence groundwater flooding. Adjacent to Flood Risk Zone.	<b>Infrastructure and Services</b> 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 the site from industrial estate road. Existing roundabout.  Car parking provision 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	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
<b>Ground Conditions &amp; Contamination</b>		<b>Suitability and Deliverability</b>	
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	Possible contamination from previous industrial uses.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	<b>Site Appraisal Conclusion</b> <b>Retain employment allocation</b>	Site is considered suitable for development  Site is considered potentially suitable for development  Site is not considered suitable for development
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Medium Impact - mitigation required  High Impact – significant mitigation required	Site is considered suitable for development	Site is not considered suitable for development



SLR Ref: 749		Site Area: 0.40ha		Site Location: Plot 5, Low Southwick Industrial Estate, Sunderland		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 land				Would development on this site impact upon the five purposes of the Green Belt?				Impact				No impact					
Adjacent Uses: Employment land, viaduct																					
												<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 Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/></p> <p>4. Preserve the special &amp; 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>									
				<p><b>Key Designations:</b></p> <ul style="list-style-type: none"> <li>UDP NA1.3 Employment land</li> <li>CN23 Wildlife Corridor</li> </ul>				<p><b>Adjacent Designations:</b></p> <ul style="list-style-type: none"> <li>Employment</li> <li>Viaduct</li> <li>Riverside</li> </ul>				<p><b>Cumulative Issues</b></p> <ul style="list-style-type: none"> <li>Subject to Habitats Regulations Assessment</li> </ul>									
<b>Landscape and Townscape</b>																					
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land				The site forms part of the wider River Wear limestone gorge which is identified as an area of higher landscape value. The area has considerable industrial history, and the site sits alongside the Grade II listed Queen Alexandra Bridge.															
		Ancient Woodland																			
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance		<input checked="" type="checkbox"/>																	
		Tree Preservation Order (TPO)				<b>Category 1: Significant Constraints</b>		Adverse impact on European sites [Rambar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Lies within the River Wear wildlife corridor.									
		Grade 2 or 3a Agricultural Land						Adverse impact on Site of Special Scientific Interest (SSSI)													
		Area of Significant Historic Landscape		<input checked="" type="checkbox"/>		<b>Category 2: Constraints</b>		Adverse impact on Local Wildlife Site (LWS)													
								Adverse impact on Local Nature Reserve (LNR)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					
								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?		No.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
								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"/>											




Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> Local archaeological significance, relating to riverside industry. In close proximity to Grade II listed QA Bridge.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms part of the River Wear strategic Green Infrastructure corridor.
<b>Flooding</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Part of the site is affected by 1:30 incidence surface water flooding. The site is subject to lower incidence groundwater flooding. Lies adjacent to Flood Risk Zones.	<b>Infrastructure and Services</b> 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 the site from industrial estate road. Location to be clarified subject to junction spacing and visibility. Car parking provision required. Extension of first phase from the west.
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
<b>Ground Conditions &amp; Contamination</b>			
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	Possible contamination from previous industrial uses.	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	<b>Site Appraisal Conclusion</b> Retain employment allocation	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	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






<b>SLR Ref: 750</b>		<b>Site Area: 0.79ha</b>		<b>Site Location: Plot 2, Stadium Park (South), Sunderland</b>		<b>Is the site in the Green Belt?</b>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>Open countryside?</b>	
<b>SHLAA Ref:</b>						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<b>Urban?</b> <input checked="" type="checkbox"/> <b>100</b>		<b>Urban fringe?</b> <input type="checkbox"/> <b>0</b>		<input type="checkbox"/> Impact <input type="checkbox"/> No impact	
<b>Present Land Use:</b> Vacant employment land				<b>Adjacent Uses:</b> Football stadium, employment, hotel									
<b>Site Photos</b>				<b>UDP Designations Map</b>									
													
				<b>Key Designations:</b> Alteration No.2: NA3A.1 Stadium Park – leisure-led mixed use site. NA3A.2 Sheepfolds – mixed use development. UDP CN23 Wildlife Corridors				<b>Adjacent Designations:</b>					
								<b>Cumulative Issues</b>					
								<ul style="list-style-type: none"> <li>• Subject to Habitats Regulations Assessment</li> <li>• Within Critical Drainage Area</li> </ul>					
<b>Landscape and Townscape</b>				<b>Biodiversity</b>									
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		<b>Category 1: Significant Constraints</b>		Adverse impact on European sites [Rambar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site also forms part of the River Wear corridor and lies adjacent to a Local Wildlife Site. Evidence of priority species (including breeding birds) in the area.			
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)							
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance		<b>Category 2: Constraints</b>		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 Geodiversity Site (LGS)							
		Area of Significant Historic Landscape		<input checked="" type="checkbox"/>		Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		High Impact – significant mitigation required	
				<input checked="" type="checkbox"/>		Wildlife Corridor		<input checked="" type="checkbox"/>		Medium Impact - mitigation required		High Impact – significant mitigation required	
						Would the development of the site impact upon the connectivity of habitats?		<input checked="" type="checkbox"/> Yes		Zero/Low Impact - no or minimal mitigation required		High Impact – significant mitigation required	


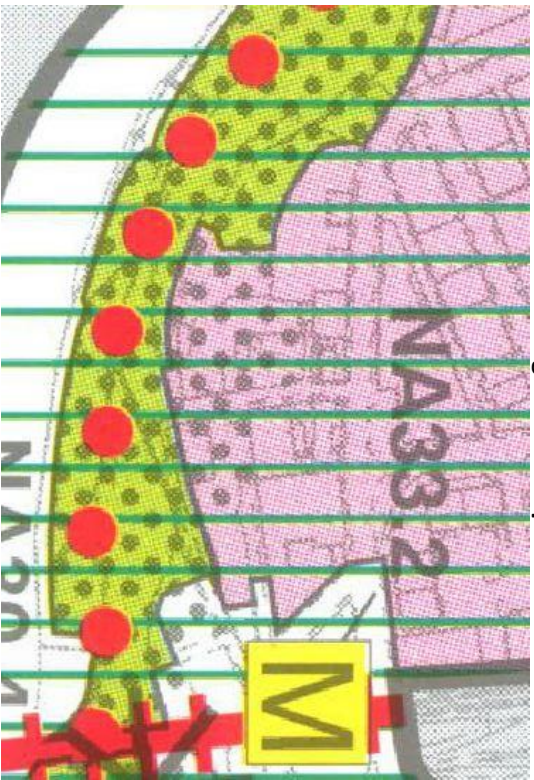
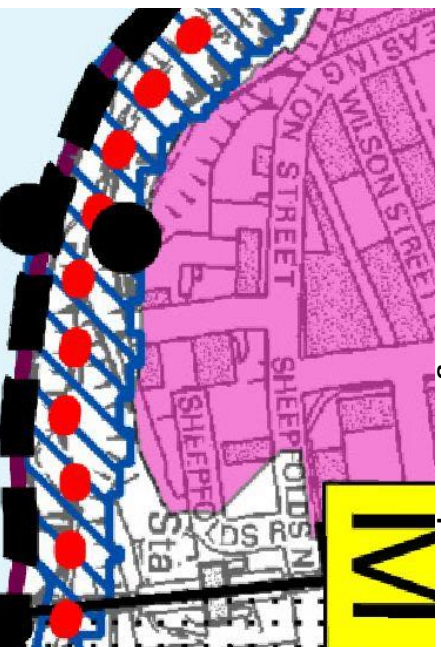

Historic Environment and Culture				Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/>    <input type="checkbox"/>	<b>Does the site have any historical or archaeological significance?</b> Yes, site of former Wearmouth Colliery, and associated industrial heritage, including the adjacent Grade 2 listed coal staithees.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard	<input type="checkbox"/>   <input type="checkbox"/>	Site forms part of the River Wear Green Infrastructure corridor.	<input type="checkbox"/>   <input type="checkbox"/>	<input type="checkbox"/>   <input type="checkbox"/>
<b>Flooding</b>				<b>Infrastructure and Services</b>			
<b>Category 1: Significant Constraints</b> 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.	<b>Category 2: Constraints</b> 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? <input type="checkbox"/>	<input type="checkbox"/>   <input type="checkbox"/>	Access to the site from industrial estate road. Access from existing roundabout. Car parking provision required.	<input type="checkbox"/>   <input type="checkbox"/>	<input type="checkbox"/>   <input type="checkbox"/>
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>			
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	<input checked="" type="checkbox"/>   <input type="checkbox"/>	Potential for contaminated land due to industrial uses. Site lies within a Coal Referral Area.	What is considered suitable on the site? Mixed use  How many homes could be provided? <input type="checkbox"/> How many jobs could the site provide for? <input type="checkbox"/>	<input type="checkbox"/>   <input type="checkbox"/>	Potentially suitable for development (mixed use)	<input type="checkbox"/>   <input type="checkbox"/>	<input type="checkbox"/>   <input type="checkbox"/>
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				<b>Site Appraisal Conclusion</b>			



SLR Ref: 750		Site Area: 1.21ha		Site Location: Sheepfolds NE Plots, Sunderland		Brownfield %		100		Greenfield %		0			
SHLAA Ref:						Urban?		✓		Urban fringe?		Open countryside?			
Present Land Use: Vacant employment land		Adjacent Uses: Football stadium, employment		Site appraised for: Mixed use		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Impact		No impact	
Site Photos				UDP Designations Map				Alteration No.2 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"/>			
				<b>Key Designations:</b> Alteration No.2: NA3A.1 Stadium Park – leisure-led mixed use site. NA3A.2 Sheepfolds – mixed use development. UDP CN23 Wildlife Corridors				<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>Football Stadium</li> <li>Commercial</li> <li>Employment</li> <li>Railway line</li> </ul>				2. Safeguard the countryside from further encroachment? <input type="checkbox"/>			
				<b>Cumulative Issues</b> <ul style="list-style-type: none"> <li>Subject to Habitats Regulations Assessment</li> <li>Within Critical Drainage Area</li> </ul>				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"/>							
<b>Landscape and Townscape</b>				<b>Biodiversity</b>				4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>							
Category 1: Significant Constraints		Grade I Agricultural Land		Historic riverside landscape, coal mining, coal staitches/shipment and wagonways.				5. Assist in the regeneration of the urban area? <input type="checkbox"/>							
		Ancient Woodland						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.							
Category 2: Constraints		Area of High Landscape Value or Significance		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site also forms part of the River Wear corridor, with evidence of priority species (including breeding birds) in the area.				Impact							
		Tree Preservation Order (TPO)						No impact							
		Grade 2 or 3a Agricultural Land													
		Area of Significant Historic Landscape		<b>Category 1: Significant Constraints</b> 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) <input type="checkbox"/> Adverse impact on Local Nature Reserve (LNR) <input type="checkbox"/> Are there any known European protected species/habitats on or adjacent to the site? <input type="checkbox"/> <b>Category 2: Constraints</b> 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"/> Wildlife Corridor <input checked="" type="checkbox"/> Would the development of the site impact upon the connectivity of habitats? <input 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 type="checkbox"/>							



Historic Environment and Culture			Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> Yes, beside former Wearmouth Colliery, and contained waggonways on site.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard	Site forms part of the River Wear Green Infrastructure corridor.			
			<b>Category 2: Constraints</b> 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
<b>Flooding</b>			<b>Infrastructure and Services</b>			
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area. 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?	<input checked="" type="checkbox"/>	Access from Hay Street subject to junction spacing. Site used by SAFC on matchdays. Car parking provision.		
			<b>Category 2: Constraints</b> 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
<b>Ground Conditions &amp; Contamination</b>			<b>Suitability and Deliverability</b>			
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	<input checked="" type="checkbox"/>	Landfill / waste site- potential for contaminated land due to industrial uses.	What is considered suitable on the site? Mixed use			
			<b>Category 1: Significant Constraints</b> 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
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	<b>Site Appraisal Conclusion</b> Potentially suitable for development (mixed use).	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	Site is considered suitable for development

















SLR Ref: 771		Site Area: 0.78ha		Site Location: Sheepfolds South Plots, south of Easington Street, Sunderland		Brownfield %		100		Greenfield %		0			
SHLAA Ref:						Urban?		✓		Urban fringe?		Open countryside?			
Present Land Use: Vacant employment land		Adjacent Uses: Stadium, employment, greenspace		Site appraised for: Mixed use		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Impact		No impact	
												<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 Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/></p> <p>4. Preserve the special &amp; 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>			
				<p><b>Key Designations:</b></p> <ul style="list-style-type: none"> <li>Alteration No.2: NAA3A.1 Stadium Park – leisure-led mixed use site.</li> <li>NAA3A.2 Sheepfolds – mixed use development.</li> <li>UDP CN23 Wildlife Corridors</li> </ul>				<p><b>Adjacent Designations:</b></p> <ul style="list-style-type: none"> <li>Football Stadium</li> <li>Commercial</li> <li>Employment</li> <li>GreenSpace</li> </ul>				<p><b>Cumulative Issues</b></p> <ul style="list-style-type: none"> <li>Subject to Habitats Regulations Assessment</li> <li>Within Critical Drainage Area</li> </ul>			
<p><b>Landscape and Townscape</b></p> <p>Category 1: Significant Constraints</p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</p>				<p>Historic riverside landscape, coal mining, coal staithes/shipment, waggonways and pottery.</p>				<p><b>Biodiversity</b></p> <p>Category 1: Significant Constraints</p> <p>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>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>Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site also forms part of the River Wear corridor, close to a LWS, with evidence of priority species (including breeding birds) in the area.</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>Would the development of the site impact upon the connectivity of habitats?</p> <p>Yes <input type="checkbox"/></p>				<p>Zero/Low Impact - no or minimal mitigation required</p> <p>Medium Impact - mitigation required</p> <p>High Impact – significant mitigation required</p>			



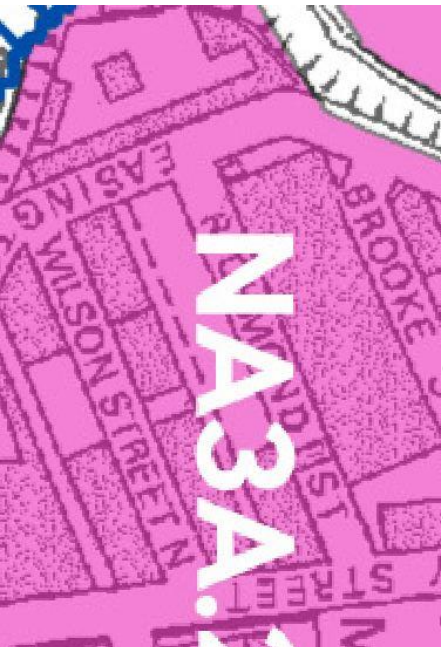
Historic Environment and Culture				Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Yes, beside former Wearmouth Colliery and staithe, with pottery and waggonways on site. Also within the historic village of Monkwearmouth.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard	Site forms part of the River Wear Green Infrastructure corridor.	<b>Category 2: Constraints</b> 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
<b>Flooding</b>				<b>Infrastructure and Services</b>			
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area. 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?	Site boundary to be clarified. Access from Easington Street subject to junction spacing. Car parking provision.	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
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>			
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	Potential for contaminated land due to industrial uses.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Mixed use	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
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Potentially suitable for development (mixed use).	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	Medium Impact - mitigation required	High Impact – significant mitigation required
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Medium Impact - mitigation required	Potentially suitable for development (mixed use).	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	High Impact – significant mitigation required	High Impact – significant mitigation required



SLR Ref: 772		Site Area: 0.26ha		Site Location: Sheepfolds South West Plots, west of Hay St, north of Easington St, Sunderland		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		Adjacent Uses: Stadium, employment		Site appraised for: Mixed use		Alteration No.2 Designations Map		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact							
Site Photos				UDP Designations Map				Cumulative Issues				5. Assist in the regeneration of the urban area?							
								<ul style="list-style-type: none"> <li>• Subject to Habitats Regulations Assessment</li> <li>• Within Critical Drainage Area</li> </ul>				<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"/>							
Key Designations: Alteration No.2: NA3A.1 Stadium Park – leisure-led mixed use site. NA3A.2 Sheepfolds – mixed use development. UDP CN23 Wildlife Corridors				Adjacent Designations: <ul style="list-style-type: none"> <li>• Football Stadium</li> <li>• Commercial</li> <li>• Employment</li> </ul>				Adverse impact on European sites (SPA) or Special Area of Conservation (SAC)				<input checked="" type="checkbox"/>							
Landscape and Townscape				Biodiversity				Adverse impact on Site of Special Scientific Interest (SSSI)				Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site also forms part of the River Wear corridor, close to a LWS, with evidence of priority species (including breeding birds) in the area.							
Category 1: Significant Constraints		Grade I Agricultural Land		Historic riverside landscape, coal mining, coal staithes/shipment, waggonways and timber yards.		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required							
		Ancient Woodland				Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>		Medium Impact - mitigation required							
Category 2: Constraints		Area of High Landscape Value or Significance		<input checked="" type="checkbox"/>		Are there any known UK protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>		High Impact – significant mitigation required							
		Tree Preservation Order (TPO)				Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>							
		Grade 2 or 3a Agricultural Land																	
		Area of Significant Historic Landscape		<input checked="" type="checkbox"/>															

Historic Environment and Culture				Green Infrastructure					
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure			<b>Does the site have any historical or archaeological significance?</b> Yes, beside former Wearmouth Colliery and staithes, with timber yards once on site.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard			Site forms part of the River Wear Green Infrastructure corridor.		
<b>Category 2: Constraints</b> Grade II listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)			<b>Zero/Low Impact - no or minimal mitigation required</b> 	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area  Natural greenspace  Allotment  Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor			<b>Zero/Low Impact - no or minimal mitigation required</b> 		
<b>Flooding</b>				<b>Infrastructure and Services</b>					
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area. Lower incidence potential of groundwater flooding.	<b>Medium Impact - mitigation required</b> 	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? <input type="checkbox"/>		
<b>Category 2: Constraints</b> 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			<b>Zero/Low Impact - no or minimal mitigation required</b> 	<b>High Impact – significant mitigation required</b> 			<b>Zero/Low Impact - no or minimal mitigation required</b> 		
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>					
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope		Potential for contaminated land due to industrial uses.	<b>Zero/Low Impact - no or minimal mitigation required</b> 	What is considered suitable on the site? Mixed use	How many homes could be provided? <input type="text"/>	How many jobs could the site provide for? <input type="text"/>	<b>Site is considered suitable for development</b> 		
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone  Electricity Pylon (+ 10m buffer zone)		<b>Medium Impact - mitigation required</b> 	<b>High Impact – significant mitigation required</b> 	<b>Potentially suitable for development (mixed use).</b>	Site is considered suitable for development	Site is considered potentially suitable for development	<b>Site is not considered suitable for development</b> 		
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		<b>High Impact – significant mitigation required</b> 	<b>High Impact – significant mitigation required</b> 	<b>Potentially suitable for development (mixed use).</b>	Site is considered suitable for development	Site is considered potentially suitable for development	<b>Site is not considered suitable for development</b> 		



<b>SLR Ref: 773</b>		<b>Site Area: 0.18ha</b>		<b>Site Location: Sheepfolds West Plot, beside Richmond St and Easington St, Sunderland</b>		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>100</b>		<b>Greenfield %</b>		<b>0</b>	
<b>SHLAA Ref:</b>		<b>Present Land Use: Vacant employment land</b>		<b>Adjacent Uses: Stadium, employment</b>		<b>Site appraised for:</b>		Mixed use		<b>Urban?</b>		<input checked="" type="checkbox"/>		<b>Urban fringe?</b>		<b>Open countryside?</b>	
<b>Site Photos</b>				<b>UDP Designations Map</b>				<b>Alteration No.2 Designations Map</b>				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"/> No impact <input type="checkbox"/> No impact 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"/> 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.					
																	
<b>Key Designations:</b>				<b>Adjacent Designations:</b>				<b>Cumulative Issues</b>									
Alteration No.2: NAA3A.1 Stadium Park – leisure-led mixed use site. NAA3A.2 Sheepfolds – mixed use development. UDP CN23 Wildlife Corridors				<ul style="list-style-type: none"> <li>Football Stadium</li> <li>Commercial</li> <li>Employment</li> </ul>				<ul style="list-style-type: none"> <li>Subject to Habitats Regulations Assessment</li> <li>Within Critical Drainage Area</li> </ul>									
<b>Landscape and Townscape</b>				<b>Biodiversity</b>													
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		Historic riverside landscape, coal mining, coal staithes/shipment.				<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site also forms part of the River Wear corridor, close to a LWS, with evidence of priority species (including breeding birds) in the area.			
		Ancient Woodland								Adverse impact on Site of Special Scientific Interest (SSSI)							
<b>Category 2: Constraints</b>		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)				<input checked="" type="checkbox"/>							
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Geodiversity Site (LGS)				<input checked="" type="checkbox"/>							
		Area of Significant Historic Landscape		<input checked="" type="checkbox"/>		Adverse impact on Local Wildlife Site (LWS)				<input checked="" type="checkbox"/>							
				<input checked="" type="checkbox"/>		Adverse impact on Local Geodiversity Site (LGS)				<input checked="" type="checkbox"/>							
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Historic Environment and Culture				Green Infrastructure								
<b>Category 1: Significant Constraints</b> 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, beside former Wearmouth Colliery and staites, with a file works once on site.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard	Site forms part of the River Wear Green Infrastructure corridor.	<b>Category 1: Significant Constraints</b> Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area  Natural greenspace  Allotment  Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	No.	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
<b>Flooding</b>				<b>Infrastructure and Services</b>								
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area. 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?	Site boundary to be clarified. Access from Easington Street subject to junction spacing. Car parking provision.	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?	Yes	No	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>								
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	Potential for contaminated land due to industrial uses.	What is considered suitable on the site?  How many homes could be provided?  How many jobs could the site provide for?	Mixed use	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?	Yes	No	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				<b>Site Appraisal Conclusion</b> Potentially suitable for development (mixed use).								
				Site is considered suitable for development								
				Site is considered potentially suitable for development								
				Site is not considered suitable for development								








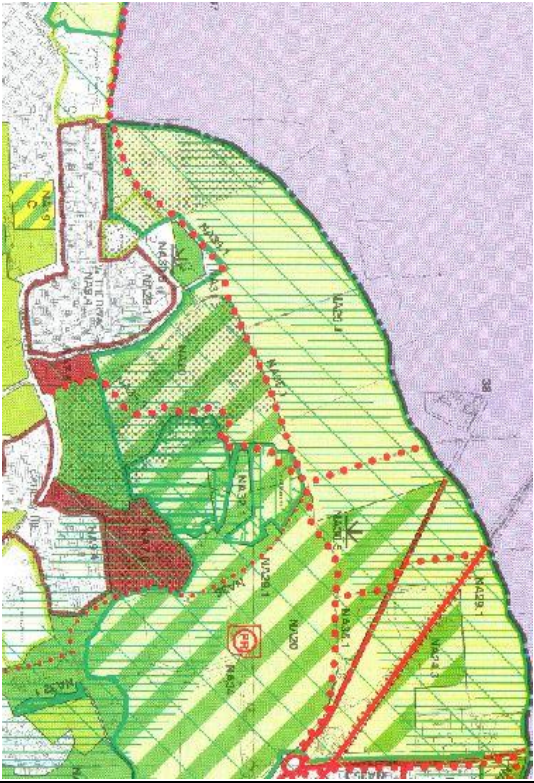
Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> Yes, site of former Wearmouth Colliery, and associated industrial heritage.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard	Site forms part of the River Wear Green Infrastructure corridor.
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>
<b>Category 2: Constraints</b> 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			
<b>Flooding</b> The site lies within a Critical Drainage Area.			
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>
<b>Category 2: Constraints</b> 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			
<b>Infrastructure and Services</b> 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?			
<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?			
<b>Site Appraisal Conclusion</b> Potentially suitable for development (mixed use).			
<b>Ground Conditions &amp; Contamination</b> Site Topography Predominantly Flat  Gentle Slope  Undulating  Steep Slope		<b>Site Appraisal Conclusion</b> Potentially suitable for development (mixed use).	
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			



<b>SLR Ref: 800</b>		<b>Site Area: 47.16ha</b>		<b>Site Location: Green Belt land to the north of Town End Farm, Downhill and Redhouse, Sunderland</b>		<b>Is the site in the Green Belt?</b>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>100</b>	
<b>SHLAA Ref:</b>						<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<b>Urban?</b> <input type="checkbox"/>		<b>Urban fringe?</b> <input checked="" type="checkbox"/>		<b>Open countryside?</b> <input type="checkbox"/>	
<b>Present Land Use:</b> Greenspace, allotments, sports pitches, wildlife site				<b>Site appraised for:</b> Potential development				<b>Is the site within a Settlement Break?</b>		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"/> YES <input type="checkbox"/> NO			
<b>Adjacent Uses:</b> Residential, school				<b>Designations Map</b>				This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Sunderland with South Tyneside.		2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
<b>Site Photos</b>				<b>Key Designations:</b> UDP CN2/3/4/5 Green Belt L2/3/4/5/7/8/9 New and upgraded open space/leisure CN15 Great north Forest CN23 Wildlife Corridors				<b>Cumulative Impact</b> <ul style="list-style-type: none"> <li>Biodiversity / SSSI proximity</li> <li>Subject to Habitats Regulations Assessment</li> <li>School capacity</li> </ul>		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			
<b>Landscape and Townscape</b>				<b>Adjacent Designations:</b>				The area includes a Local Wildlife Site, a Sports Complex, allotments, woodland and school playing fields. It also supports a strategic green infrastructure and wildlife corridor and forms part of the Magnesian Limestone Escarpment (with steep topography in places).		4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
<b>Category 1: Significant Constraints</b>		Grade 1 Agricultural Land		Forms part of the Magnesian Limestone Escarpment with views from Downhill.				<b>Category 1: Significant Constraints</b>		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site also forms part of a strategic wildlife corridor between Sunderland and South Tyneside. Incorporates a Local Wildlife Site and lies close to a SSSI. Also incorporates ponds, and there is evidence of priority species in the area.			
		Ancient Woodland						<b>Category 1: Significant Constraints</b>					
		Area of High Landscape Value or Significance						<b>Category 1: Significant Constraints</b>					
<b>Category 2: Constraints</b>		Tree Preservation Order (TPO)		<input checked="" type="checkbox"/>		<b>Category 2: Constraints</b>		<b>Category 2: Constraints</b>		<b>Category 2: Constraints</b>			
		Grade 2 or 3a Agricultural Land		<input type="checkbox"/>		<b>Category 2: Constraints</b>		<b>Category 2: Constraints</b>		<b>Category 2: Constraints</b>			
		Area of Significant Historic Landscape		<input type="checkbox"/>		<b>Category 2: Constraints</b>		<b>Category 2: Constraints</b>		<b>Category 2: Constraints</b>			
				<b>Zero/Low Impact - no or minimal mitigation required</b>				<b>Category 2: Constraints</b>		<b>Category 2: Constraints</b>			
				<b>Medium Impact - mitigation required</b>				<b>Category 2: Constraints</b>		<b>Category 2: Constraints</b>			
				<b>High Impact - significant mitigation required</b>				<b>Category 2: Constraints</b>		<b>Category 2: Constraints</b>			
				<b>Would the development of the site impact upon the connectivity of habitats?</b>				<b>Category 2: Constraints</b>		<b>Category 2: Constraints</b>			
				<input checked="" type="checkbox"/>				<b>Category 2: Constraints</b>		<b>Category 2: Constraints</b>			
				<b>Would the development of the site impact upon the connectivity of habitats?</b>				<b>Category 2: Constraints</b>		<b>Category 2: Constraints</b>			
				<input checked="" type="checkbox"/>				<b>Category 2: Constraints</b>		<b>Category 2: Constraints</b>			

Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b>  No significant issues identified	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard		The site forms the southern boundary of the strategic green infrastructure corridor west-east between Sunderland and South Tyneside. The entire area provides a mixture of sports pitches, allotments, woodland and natural greenspace. The Northern Boundary cycleway threads through the area.
<b>Flooding</b>			<b>Infrastructure and Services</b>		
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		A small proportion of the Green Belt (at Redhouse) is affected by 1:30 incidence surface water flooding. The western part of the Green Belt is subject to lower incidence 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
<b>Ground Conditions &amp; Contamination</b>			<b>Suitability and Deliverability</b>		
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope		Electricity pylons and high voltage lines cross the western and central part of this Green Belt, which also has steep topography.	What is considered suitable on the site?		Forms a large area of Green Belt. 
			How many homes could be provided?		
			How many jobs could the site provide for?		
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone  Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required 			Forms a large area of Green Belt. 
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Medium Impact - mitigation required			



<b>SLR Ref: 801</b>		<b>Site Area: 44.17ha</b>		<b>Site Location:</b> Green Belt land to the east of Witherwack, north of Fulwell Quarries and west of Newcastle Road, Sunderland		<b>YES</b> <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>0</b>		<b>Greenfield %</b>		<b>100</b>			
<b>SHLAA Ref:</b>						<b>NO</b> <input type="checkbox"/>		<b>Urban?</b>		<b>Urban fringe?</b>		<b>Open countryside?</b>					
<b>Present Land Use:</b> Agriculture, greenspace <b>Adjacent Uses:</b> Residential, school, agriculture, wildlife site.				<b>Site appraised for:</b> Potential development				<b>Is the site within a Settlement Break?</b>		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.							
<b>Site Photos</b> 				<b>Designations Map</b> 				<b>Is the site in the Green Belt?</b>		This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Sunderland with South Tyneside. The area supports a strategic green infrastructure and wildlife corridor and also provides amenity greenspace beside Witherwack.							
<b>Key Designations:</b> UDP CN2/3/4/5 Green Belt CN15 Great north Forest CN23 Wildlife Corridors B14 Areas of Potential Archaeological Importance				<b>Adjacent Designations:</b> • Agriculture • Residential • School • Greenspace/wildlife				<b>Cumulative Impact</b> • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • Within Critical Drainage Area • School capacity		Zero/Low Impact - no or minimal mitigation required							
<b>Landscape and Townscape</b>						<b>Biodiversity</b>											
<b>Category 1: Significant Constraints</b>		Grade 1 Agricultural Land Ancient Woodland		The area is identified as higher landscape value associated with the Fulwell Quarries area to the south.		<b>Category 1: Significant Constraints</b>		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site also forms part of a strategic wildlife corridor between Sunderland and South Tyneside. Lies adjacent to a SSSI and Local Nature Reserve. There is evidence of priority species roosting in and adjacent to this area.					
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance Tree Preservation Order (TPO)				<b>Category 1: Significant Constraints</b>		Adverse impact on Site of Special Scientific Interest (SSSI)		<input checked="" type="checkbox"/>							
		Grade 2 or 3a Agricultural Land				<b>Category 2: Constraints</b>		Adverse impact on Local Nature Reserve (LNR)		<input checked="" type="checkbox"/>							
		Area of Significant Historic Landscape				<b>Category 2: Constraints</b>		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required					
						<b>Category 2: Constraints</b>		Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>		Medium Impact - mitigation required					
						<b>Category 2: Constraints</b>		Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>		High Impact - significant mitigation required					
						<b>Category 2: Constraints</b>		Wildlife Corridor		<input checked="" type="checkbox"/>		High Impact - significant mitigation required					
								Would the development of the site impact upon the connectivity of habitats?		<input checked="" type="checkbox"/>		High Impact - significant mitigation required					

Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> 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"/> <input type="checkbox"/>	<b>Does the site have any historical or archaeological significance?</b> Local archaeological interest.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (H1 List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The site forms the southern boundary of the strategic green infrastructure corridor west-east between Sunderland and South Tyneside. The westernmost part of the Green Belt provides amenity greenspace. The Northern Boundary cycleway threads through the area.
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input type="checkbox"/> <input type="checkbox"/>	<b>Does the site have any historical or archaeological significance?</b>	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
<b>Flooding</b>					
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/> <input type="checkbox"/>	<b>The area lies within a Source protection Zone. The eastern part of the Green Belt lies within a Critical Drainage Area and is subject to lower incidence groundwater flooding.</b>	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"/> <input type="checkbox"/>	
<b>Category 2: Constraints</b> 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"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			<input type="checkbox"/> <input type="checkbox"/>	
<b>Ground Conditions &amp; Contamination</b>					
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	<input type="checkbox"/> <input type="checkbox"/>	<b>No significant issues identified.</b>	<b>Suitability and Deliverability</b> 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"/>	
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)	<input type="checkbox"/> <input type="checkbox"/>		<b>Site Appraisal Conclusion</b> <b>Forms a large area of Green Belt.</b>	<input type="checkbox"/> <input type="checkbox"/>	
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			<input type="checkbox"/> <input type="checkbox"/>	





Historic Environment and Culture				Green Infrastructure				
<b>Category 1: Significant Constraints</b> 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? Numerous archaeological sites of interest.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 	<b>Category 1: Significant Constraints</b> Historic Park or Garden (H1 List)		The site forms the southern boundary of the strategic green infrastructure corridor west-east between Sunderland and South Tyneside. Fulwell Quarries provides over 50ha of amenity and natural greenspace, and sports pitches. Rights of Way thread through the area. A Golf Driving Range exists to the east.	
					Cemetery / Churchyard			
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)					<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		
<b>Flooding</b>				<b>Infrastructure and Services</b>				
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site includes areas that are affected by 1:30 incidence surface water flooding. The area lies within a Source protection Zone. The eastern part of the Green Belt lies within a Critical Drainage Area and is subject to lower incidence 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 the proposed development site designated as open space or playing fields?	Yes, amenity and greenspace, and sports pitches
<b>Category 2: Constraints</b> 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								
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>				
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	Much of the area is identified as a landfill / waste site.	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?			
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)								<b>Site Appraisal Conclusion</b> <b>Forms a large area of Green Belt.</b>
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)								





Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			<b>Does the site have any historical or archaeological significance?</b> Fulwell Pumping Station is Grade II listed. Local archaeological interest.		
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓		<b>Category 1: Significant Constraints</b> Historic Park or Garden (H List) Village Green Cemetery / Churchyard		
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor		
Parts of the area are subject to 1:30 incidence surface water flooding. The area lies within a Source protection Zone and a Critical Drainage Area, and is subject to lower incidence groundwater flooding. Fulwell Pumping Station is a Water Abstraction site.			Is the proposed development site designated as open space or playing fields? Yes, allotments and amenity greenspace ✓		
<b>Category 2: Constraints</b> 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			<b>Infrastructure and Services</b> 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			Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required		
<b>Ground Conditions &amp; Contamination</b> <b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope			<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?		
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)			<b>Site Appraisal Conclusion</b> <b>Site forms part of the Green Belt.</b>		
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m 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		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			<b>Does the site have any historical or archaeological significance?</b> Local archaeological importance relating to North Hyllon village and historic shipyards.		
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)			<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		
			<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor		
			Is the proposed development site designated as open space or playing fields? Yes, provides natural greenspace		
<b>Flooding</b>			<b>Infrastructure and Services</b>		
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			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?		
<b>Category 2: Constraints</b> 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			<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?		
<b>Ground Conditions &amp; Contamination</b>			<b>Site Appraisal Conclusion</b>		
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope			No significant issues identified.		
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			<b>Forms a large area of Green Belt.</b>		
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			<b>Zero/Low Impact - no or minimal mitigation required</b>		