











Strategic Land
Review

West



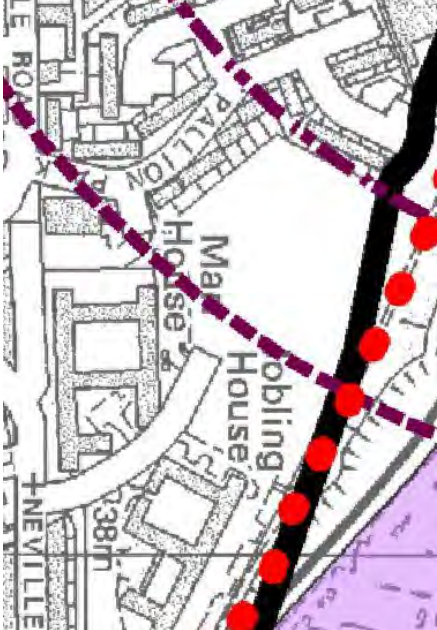
May 2016





SLR Ref:		Site Area: 0.42ha		Site Location: Rear of Thorney Close pub		Is the site in the Green Belt?		YES <input type="checkbox"/>		Brownfield %		100		Greenfield %		0			
SHLAA Ref: 53						NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Urban fringe?				Open countryside?					
Present Land Use: Car park, vacant land				Site appraised for: Residential				Is the site in a Settlement Break?				YES <input type="checkbox"/>				NO <input checked="" type="checkbox"/>			
Adjacent Uses: Restaurant, housing				Site Photos				Designations Map				<p>Key Designations:</p> <ul style="list-style-type: none"> UDP EN10 White Land <p>Adjacent Designations:</p> <ul style="list-style-type: none"> Residential Commercial <p>Cumulative Impact</p> <ul style="list-style-type: none"> Subject to Habitats Regulations Assessment Within Critical Drainage Area 							
																			
Landscape and Townscape																			
Category 1: Significant Constraints				Grade 1 Agricultural Land				No significant issues identified.				Category 1: Significant Constraints				Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))			
				Ancient Woodland															
Category 2: Constraints				Area of High Landscape Value or Significance				Adverse impact on Site of Special Scientific Interest (SSSI)				Adverse impact on Local Nature Reserve (LNR)				Adverse impact on Local Wildlife Site (LWS)			
				Tree Preservation Order (TPO)															
				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?				Wildlife Corridor			
				Area of Significant Historic Landscape															
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required				Would the development of the site impact upon the connectivity of habitats?			
				<input checked="" type="checkbox"/>												No.			
Biodiversity																			
				Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
				<input checked="" type="checkbox"/>												<input checked="" type="checkbox"/>			



Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.	
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		Existing road access to be improved	
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.		What is considered suitable on the site?		Residential	
				How many homes could be provided?		30	
				How many jobs could the site provide for?		79dpha	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site Appraisal Conclusion			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Potentially suitable for development			
Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required		High Impact – significant mitigation required		Site is considered suitable for development
							Site is considered potentially suitable for development
							Site is not considered suitable for development

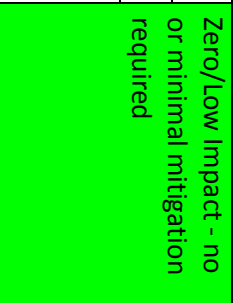
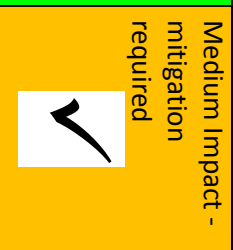
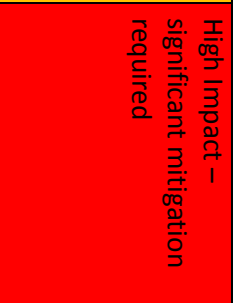
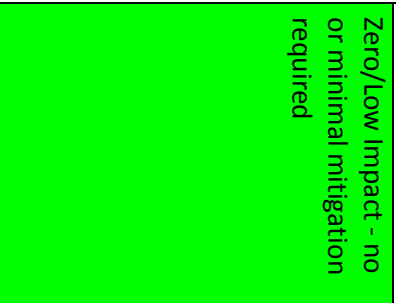
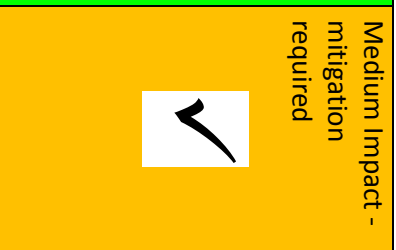
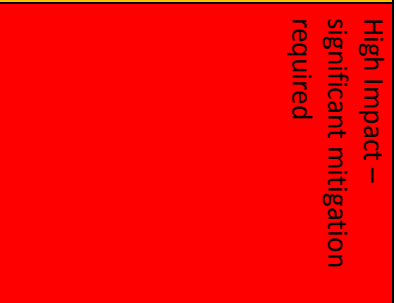
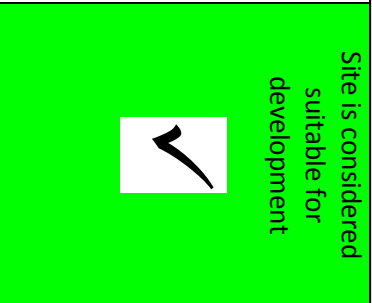
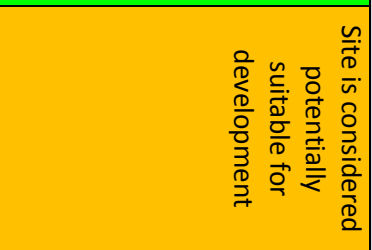

SLR Ref:		Site Area: 0.19ha		Site Location: Former Eagle PH, Portsmouth Road, Pennywell, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		0					
SHLAA Ref: 54						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input checked="" type="checkbox"/> Urban fringe?		<input type="checkbox"/> Open countryside?							
Present Land Use: Vacant land		Adjacent Uses: Housing, retail, community		Site appraised for: Residential		Is the site in a Settlement Break?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>		<input type="checkbox"/> Impact <input type="checkbox"/> No impact					
Site Photos				Designations Map				Cumulative Impact <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 		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	
								Key Designations: UDP EN10 White Land		Adjacent Designations: <ul style="list-style-type: none"> Residential Community Retail 		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).		Medium Impact - mitigation required		High Impact - significant mitigation required	
Landscape and Townscape				No significant issues identified.													
Category 1: Significant Constraints		Grade I Agricultural Land				Category 1: Significant Constraints		Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>							
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?									
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Wildlife Site (LWS)									
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)									
								Are there any known UK protected species/habitats on or adjacent to the site?									
								Wildlife Corridor									

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		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 accessible location.		Access from front only, Ownership issues with Gentoo Land
			Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
Ground Conditions & Contamination					
Site Topography	Predominantly Flat	✓	No significant issues identified.		
	Gentle Slope Undulating Steep Slope				
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required		
	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				
Site Appraisal Conclusion			Suitability and Deliverability		
What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?			Residential 16 84dpha		
Potentially suitable for development			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

SLR Ref: SHLAA Ref: 70		Site Area: 1.31ha		Site Location: The Forge, Neville Road, Pallion, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?					
						YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> 100		Greenfield? <input type="checkbox"/>		Impact <input type="checkbox"/> No impact <input type="checkbox"/>					
Present Land Use: Student accommodation/land Adjacent Uses: Housing and greenspace				Site appraised for: Residential				Is the site in a Settlement Break?				Would development on this site impact upon the five purposes of the Green Belt?					
Site Photos 				UDP Designations Map 				Alteration No. 2 Designations Map 				1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>					
				Key Designations: UDP EN10 White Land				Cumulative Impact				2. Safeguard the countryside from further encroachment? <input type="checkbox"/>					
				Adjacent Designations:				<ul style="list-style-type: none"> Housing Student accommodation Greenspace 				3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/>					
Landscape and Townscape				Biodiversity				<ul style="list-style-type: none"> Subject to Habitats Regulations Assessment School capacity 				4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>					
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.		Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required			
		Ancient Woodland				Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)				Medium Impact - mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Area of High Landscape Value or Significance				Category 2: Constraints		Adverse impact on Local Nature Reserve (LNR)				Adverse impact on Local Wildlife Site (LWS)		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required	
		Tree Preservation Order (TPO)				Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Geodiversity Site (LGS)		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required					
		Grade 2 or 3a Agricultural Land				Are there any known European protected species/habitats on or adjacent to the site?		Are there any known UK protected species/habitats on or adjacent to the site?		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required					
		Area of Significant Historic Landscape				Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required					
						No.				Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required					

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Previous industrial use.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site forms private natural greenspace.	Zero/Low Impact - no or minimal mitigation required
Flooding							
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Low incidence potential of groundwater flooding.		Category 1: Significant Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Category 1: Significant Constraints Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.	Access from Neville Road. School places are limited, and new developments in this area will exacerbate the issue and potential to further increase the capacity of the existing schools is limited.	Zero/Low Impact - no or minimal mitigation required
Ground Conditions & Contamination							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Previous industrial use (contamination feasible). Part of site is former waste site.	Zero/Low Impact - no or minimal mitigation required	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Category 1: Significant Constraints What is considered suitable on the site? Residential How many homes could be provided? 48 How many jobs could the site provide for? 40dppha	Site Appraisal Conclusion Suitable for development if infrastructure issues can be resolved.	Site is considered suitable for development 

SLR Ref: SHLAA Ref: 82		Site Area: 3.53ha		Site Location: Clinton Place / City Way, East Herrington		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		Greenfield %		100	
Present Land Use: Natural greenspace Adjacent Uses: Housing and greenspace		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact			
Site Photos 				Designations Map 				Cumulative Impact							
Key Designations: UDP SA9.21 Housing site				Adjacent Designations:				<ul style="list-style-type: none"> Residential Greenspace 							
Landscape and Townscape				Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.		Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Priority habitat / species on site.					
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)							
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)							
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?							
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)							
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)							
								Are there any known UK protected species/habitats on or adjacent to the site?							
								Wildlife Corridor							
								Would the development of the site impact upon the connectivity of habitats?		No.					
												Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required	
												Medium Impact - mitigation required		High Impact - significant mitigation required	

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No	Category 1: Significant Constraints Historic Park or Garden (H List) Village Green Cemetery / Churchyard	The site provides natural greenspace and forms part of a narrow Green Infrastructure corridor / cycleway. A public right of way passes through the site.	  
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and Source Protection Zone.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.	Access from Clinton Place	  
Ground Conditions & Contamination			Suitability and Deliverability		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Sloping site, partly landfilled.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 80 30dpha	  
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site is considered suitable for development.		

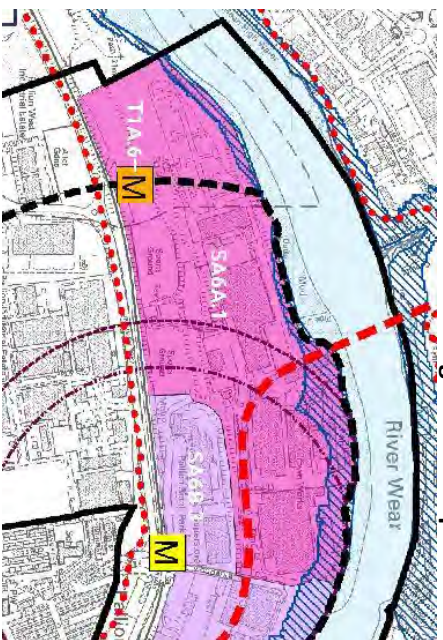
SLR Ref: SHLAA Ref: 85	Site Area: 31.65ha	Site Location: Former Groves site, Woodbine Terrace, Pallion, Sunderland	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield %	100	Greenfield %	0	
Present Land Use: Vacant industrial land Adjacent Uses: Employment and greenspace	Site appraised for: Residential / mixed use	Is the site in the Green Belt?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Urban? <input checked="" type="checkbox"/>	Urban fringe? <input type="checkbox"/>	Open countryside? <input type="checkbox"/>	Impact	No impact



Site Photos



UDP Designations Map



Alteration No. 2 Designations Map



Key Designations:
Alteration No2: SA6A.1
Development of mixed use community on former Groves site
UDP CN23 Wildlife Corridors
M5 Eastern Extent of Shallow Coalfield Area

- Adjacent Designations:**
- Riverside
 - Employment land
 - Retail
 - Greenspace

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

Landscape and Townscape

The site lies within the River Wear Limestone Gorge, and is high landscape (and historic landscape) value.

Biodiversity

Category 1: Significant Constraints	Grade 1 Agricultural Land	
	Ancient Woodland	

Category 1: Significant Constraints	Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	<input checked="" type="checkbox"/>
	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?	

Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). It also forms part of the strategic wildlife corridor of the River Wear. Priority habitat / species on and adjacent to the site that would be directly and indirectly impacted upon.

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

Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)	
	Adverse impact on Local Geodiversity Site (LGS)	<input checked="" type="checkbox"/>
	Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>
	Wildlife Corridor	<input checked="" type="checkbox"/>

Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
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Area of Significant Historic Landscape	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
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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
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Historic Environment and Culture		Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Yes, local archaeological significance associated with the River Wear, and adjacent to historic riverside settlements.	Category 1: Significant Constraints Historic Park or Garden (H1 List) Village Green Cemetery / Churchyard	The site forms part of the River Wear strategic Green Infrastructure corridor. Part of the site also provides natural greenspace – this land used to provide sports pitches for Groves (Sport England loss of pitches issue).						
				Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor				
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access provided from European Way and new wear crossing. Well connect by sustainable travel options. The Groves development would require 210 new primary school places to be created, and given the development proposed in the vicinity of this site, a new primary school may be viable.				
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Residential 650 27dpha Potentially suitable for development, if issues can be overcome.				
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Plateau site. Possible contamination from previous industrial use.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development

SLR Ref:	Site Area: 6.12ha	Site Location: North Moor Lane, North Moor Road, Farringdon, Sunderland	Is the site in the Green Belt?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield %	25	Greenfield %	75	
SHLAA Ref: 93						Urban?	<input checked="" type="checkbox"/>	Urban fringe?	<input type="checkbox"/>	Open countryside?

Present Land Use: Amenity greenspace / vacant land	Adjacent Uses: Greenspace, commercial, housing	Site appraised for: Residential	Is the site in a Settlement Break?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt?				
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Key Designations:
 UDP SA6.1 New Mixed Use Site
 SA11.3 Housing improvements
 L1/7/9 Open space
 CN23 Wildlife corridors

Adjacent Designations:

- Parkland
- Commercial
- Residential
- Fire Station

Cumulative Impact

- Biodiversity / SSSI proximity
- Subject to Habitats Regulations Assessment
- Within Critical Drainage Area

1. Check unrestricted sprawl of the built-up area?

2. Safeguard the countryside from further encroachment?

3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and 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 his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.

Landscape and Townscape



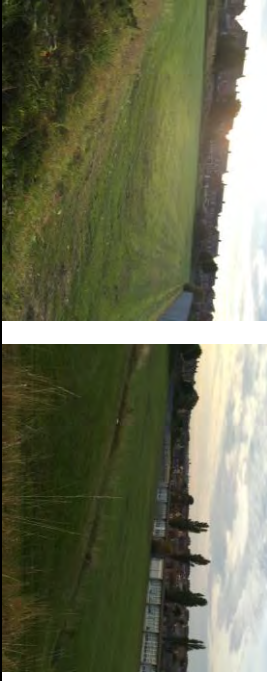
Category 1: Significant Constraints	Grade 1 Agricultural Land	No significant issues identified.
	Ancient Woodland	
Category 2: Constraints	Area of High Landscape Value or Significance	
	Tree Preservation Order (TPO)	
	Grade 2 or 3a Agricultural Land	
	Area of Significant Historic Landscape	

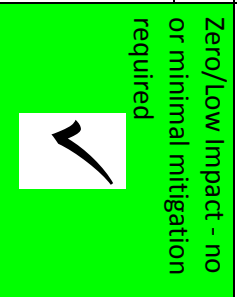
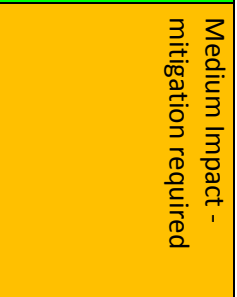
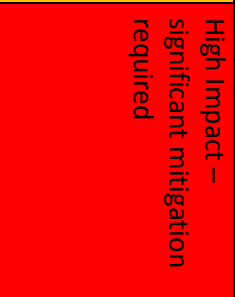
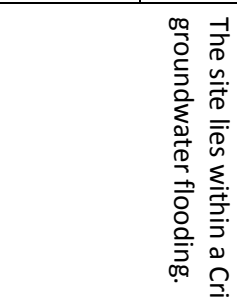

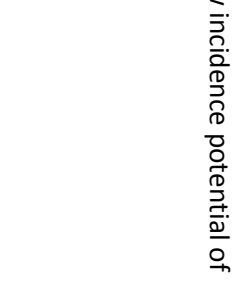




Category 1: Significant Constraints	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	<input checked="" type="checkbox"/>
	Adverse impact on Site of Special Scientific Interest (SSSI)	
	Adverse impact on Local Nature Reserve (LNR)	
	Are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



Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Lies within proximity of ponds, with evidence of protected species and Schedule 1 birds present. Indirect impact on nearby proposed Local Wildlife 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"/>
				Would the development of the site impact upon the connectivity of habitats?	No.		<input checked="" type="checkbox"/>		

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? Lies adjacent to the former Hetton Colliery Railway.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	The site provides amenity greenspace, including a former sports pitch.
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/> <input type="checkbox"/>	The site lies within a Critical Drainage Area, and a small proportion of the site is affected by 1:30 incident surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.	<input type="checkbox"/> <input type="checkbox"/>	Primary access from North Moor Lane with traffic signal controlled junction. Secondary access for residential
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/> <input type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	
Ground Conditions & Contamination			Suitability and Deliverability		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/> <input type="checkbox"/> <input 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 130 28dpha	Suitable for development if issues can be overcome Site Appraisal Conclusion Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required	Suitable for development if issues can be overcome	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Medium Impact - mitigation required High Impact – significant mitigation required	Site is considered potentially suitable for development Site is not considered suitable for development		

SLR Ref: SHLAA Ref: 95	Site Area: 0.58 or 1.30ha?	Site Location: Land at Thorney Close Primary School		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	50	Greenfield %	50	
Present Land Use: Natural greenspace Adjacent Uses: Primary school and housing		Site appraised for: Residential		Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and 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"/>
Site Photos 		Designations Map 								
		Key Designations: UDP L7 School playing fields		Cumulative Impact						
		Adjacent Designations:		<ul style="list-style-type: none"> • Residential • School • Greenspace 						
				Biodiversity						
Landscape and Townscape		No significant issues identified.		Category 1: Significant Constraints		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).				
Category 1: Significant Constraints		Grade 1 Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]				
		Ancient Woodland		Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)				
Category 2: Constraints		Area of High Landscape Value or Significance		Category 1: Significant Constraints		Adverse impact on Local Nature Reserve (LNR)				
		Tree Preservation Order (TPO)		Category 1: Significant Constraints		Are there any known European protected species/habitats on or adjacent to the site?				
		Grade 2 or 3a Agricultural Land		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)				
		Area of Significant Historic Landscape		Category 2: Constraints		Adverse impact on Local Geodiversity Site (LGS)				
				Category 2: Constraints		Are there any known UK protected species/habitats on or adjacent to the site?				
				Category 2: Constraints		Wildlife Corridor				
				Category 2: Constraints		Would the development of the site impact upon the connectivity of habitats?				
				Category 2: Constraints		No.				
				Category 2: Constraints		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>				
				Category 2: Constraints		Medium Impact - mitigation required <input type="checkbox"/>				
				Category 2: Constraints		High Impact - significant mitigation required <input type="checkbox"/>				

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.				Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site provides private natural greenspace, with additional private amenity greenspace to the south-east.
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Zone. Low incidence potential of groundwater flooding.				Category 1: Significant Constraints Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.	Access not feasible, due to access through school
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.				Site Appraisal Conclusion Potentially suitable for development, however access is a significant issue.	Site is considered suitable for development


SLR Ref: SHLAA Ref: 107	Site Area: 16.72ha	Site Location: Phases 2-6, West Pennywell, Sunderland		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	100	Greenfield %	0	
Present Land Use: Vacant land Adjacent Uses: Housing	Site Photos 	Site appraised for:	Residential	Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? 	<p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Impact	No Impact
Designations Map 		Key Designations: UDP EN10 White Land	Adjacent Designations: • Residential		Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • Within Critical Drainage Area					
Landscape and Townscape		No significant issues identified.		Biodiversity		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).				
Category 1: Significant Constraints	Grade 1 Agricultural Land	No significant issues identified.	Category 1: Significant Constraints Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Category 1: Significant Constraints <input checked="" type="checkbox"/>						
	Ancient Woodland									
	Area of High Landscape Value or Significance									
	Tree Preservation Order (TPO)									
Category 2: Constraints	Grade 2 or 3a Agricultural Land	Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)	Category 2: Constraints Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Category 2: Constraints <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.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	

Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.			
								Category 2: Constraints Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment
Flooding			Infrastructure and Services						
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding.		Is there road capacity for site traffic generation?		New staggered access from Chester Road with interim option for early phase. Highways England concern on impact to A19/A183 junction.			
				Is there water and sewerage capacity for site requirements?					
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there education/community/health facility capacity for site requirements?		Zero/Low Impact - no or minimal mitigation required		
					What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Within accessible location.			
					Suitability and Deliverability			What is considered suitable on the site?	Residential
					How many homes could be provided?	515		41dpha	
					How many jobs could the site provide for?				
Ground Conditions & Contamination				Site Appraisal Conclusion					
Site Topography	Predominantly Flat	✓	No significant issues identified.						
	Gentle Slope		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Suitable for development if key issues can be overcome.	Site is considered suitable for development		
	Undulating								
Steep Slope	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Site Appraisal Conclusion Suitable for development if key issues can be overcome.	Site is considered potentially suitable for development	Site is not considered suitable for development				


SLR Ref: SHLAA Ref: 147	Site Area: 1.86ha	Site Location: Site of Greenway House, Nookside, Sunderland, SR4 8PQ	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: Car parking, greenspace Adjacent Uses: Parkland, housing, school	Site appraised for: Residential	Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	Impact	No impact
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Site Photos



Designations Map



Key Designations:

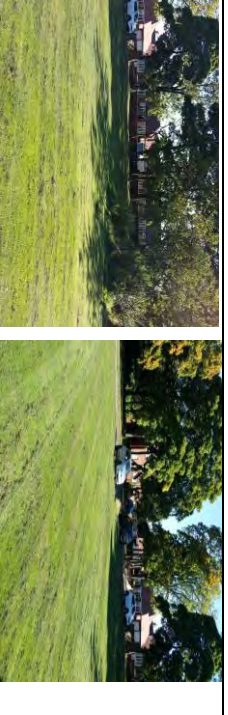
- UDP EN10 White Land
- SA9.4 New housing

Adjacent Designations:

- Residential
- School
- Parkland
- Care Home

Cumulative Impact	<ul style="list-style-type: none"> Subject to Habitats Regulations Assessment Within Critical Drainage Area 		
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Landscape and Townscape



The site contains Tree Preservation Orders, forming the original grounds of Grindon Hall.

Category 1: Significant Constraints	Grade I Agricultural Land Ancient Woodland		The site contains Tree Preservation Orders, forming the original grounds of Grindon Hall.	Category 1: Significant Constraints	Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>	Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also lies in close proximity to ponds, includes mature trees and there are also protected species present on site.		
Category 2: Constraints	Area of High Landscape Value or Significance			Adverse impact on Site of Special Scientific Interest (SSSI)					
	Tree Preservation Order (TPO)	<input checked="" type="checkbox"/>		Adverse impact on Local Nature Reserve (LNR)					
	Grade 2 or 3a Agricultural Land			Adverse impact on Local Wildlife Site (LWS)					
	Area of Significant Historic Landscape	<input checked="" type="checkbox"/>	Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?				
			Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	No.			
							Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required

Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Part of the grounds of Grindon Hall. Within setting of non-designated heritage assets.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			The site contains private amenity greenspace and woodland, and connects to King George V Park, which forms a north-south Green Infrastructure corridor linking the River Wear towards Silksworth Recreation Centre.	
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)			Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment			Zero/Low Impact - no or minimal mitigation required	
Flooding				Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			The site lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? 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.			Upgrade existing access from Nookside	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		Zero/Low Impact - no or minimal mitigation required	
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 35 21dpha		Site is considered suitable for development	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		Site is considered potentially suitable for development	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			High Impact – significant mitigation required	Suitable for development, previous permission for residential but not implemented.	Site is not considered suitable for development		Site is not considered suitable for development	

SLR Ref: SHLAA Ref: 159	Site Area: 0.29ha	Site Location: Land adjacent to the former Sportsmans Arms PH, Silksworth, Sunderland	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield % 0 Greenfield % 100
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Present Land Use: Pasture Adjacent Uses: Housing and greenspace	Site appraised for: Residential	Is the site in the Green Belt? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/> Open countryside? <input type="checkbox"/>	Impact <input type="checkbox"/> No impact <input type="checkbox"/>
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Site Photos



Designations Map

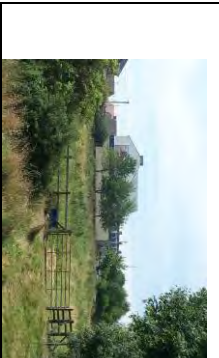
Key Designations:
UDP EN10 White Land
CN23 Wildlife Corridors

- Adjacent Designations:**
- Residential
 - Restaurant
 - Greenspace

- Cumulative Impact**
- Biodiversity / SSSI proximity
 - Subject to Habitats Regulations Assessment

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 Bourm Moor?	<input type="checkbox"/>	<input type="checkbox"/>
4. Preserve the special & separate characteristics of historic settlements?	<input type="checkbox"/>	<input type="checkbox"/>
5. Assist in the regeneration of the urban area?	<input type="checkbox"/>	<input type="checkbox"/>

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



Landscape and Townscape

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




Category 2: Constraints	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	



Category 1: Significant Constraints	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	<input checked="" type="checkbox"/>	Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also forms the edge of a wildlife corridor and is in close proximity to ponds, with evidence of protected species in the area.
	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"/>	
	Adverse impact on Local Wildlife Site (LWS)	<input type="checkbox"/>	

Category 2: Constraints	Adverse impact on Local Geodiversity Site (LGS)	<input type="checkbox"/>
	Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>
	Wildlife Corridor	<input checked="" type="checkbox"/>



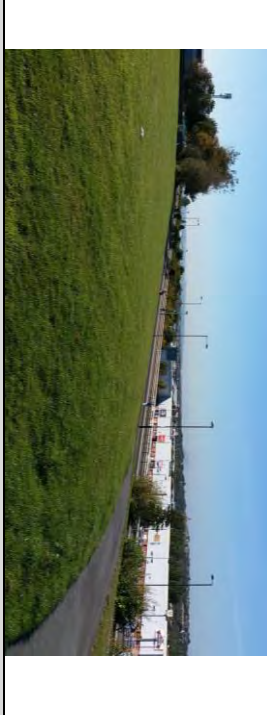
Would the development of the site impact upon the connectivity of habitats?	Yes	<input checked="" type="checkbox"/>
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Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required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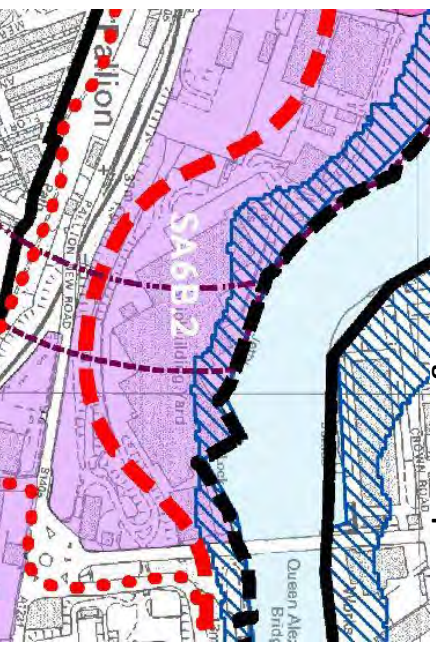
Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological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

SLR Ref: SHLAA Ref: 160		Site Area: 0.69ha		Site Location: East of Silksworth Lane, High Newport, Silksworth, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield % 0 Greenfield % 100					
Present Land Use: Adjacent Uses:		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No Impact			
Site Photos		Designations Map		Cumulative Impact		<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 		1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>		<input type="checkbox"/>			
				<ul style="list-style-type: none"> Residential Settlement Break Agriculture GreenSpace 		<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>		2. Safeguard the countryside from further encroachment?		<input type="checkbox"/>		<input type="checkbox"/>			
Landscape and Townscape		Biodiversity		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bourmooor?		<input type="checkbox"/>		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bourmooor?		<input type="checkbox"/>		<input type="checkbox"/>			
Category 1: Significant Constraints		Grade 1 Agricultural Land		4. Preserve the special & separate characteristics of historic settlements?		<input type="checkbox"/>		4. Preserve the special & separate characteristics of historic settlements?		<input type="checkbox"/>		<input type="checkbox"/>			
		Ancient Woodland		5. Assist in the regeneration of the urban area?		<input type="checkbox"/>		5. Assist in the regeneration of the urban area?		<input type="checkbox"/>		<input type="checkbox"/>			
				Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input type="checkbox"/>		Adverse impact on Local Wildlife Site (LWS)		<input type="checkbox"/>		<input type="checkbox"/>			
				Adverse impact on Site of Special Scientific Interest (SSSI)		<input type="checkbox"/>		Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
Category 2: Constraints		Area of High Landscape Value or Significance		Adverse impact on Local Nature Reserve (LNR)		<input type="checkbox"/>		Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
		Tree Preservation Order (TPO)		Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>		Wildlife Corridor		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
		Grade 2 or 3a Agricultural Land		Adverse impact on Local Wildlife Site (LWS)		<input type="checkbox"/>		Wildlife Corridor		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
		Area of Significant Historic Landscape		Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>		Wildlife Corridor		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
No significant issues identified.				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact – significant mitigation required			
				Would the development of the site impact upon the connectivity of habitats?				Yes <input checked="" type="checkbox"/>							
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact – significant mitigation required			


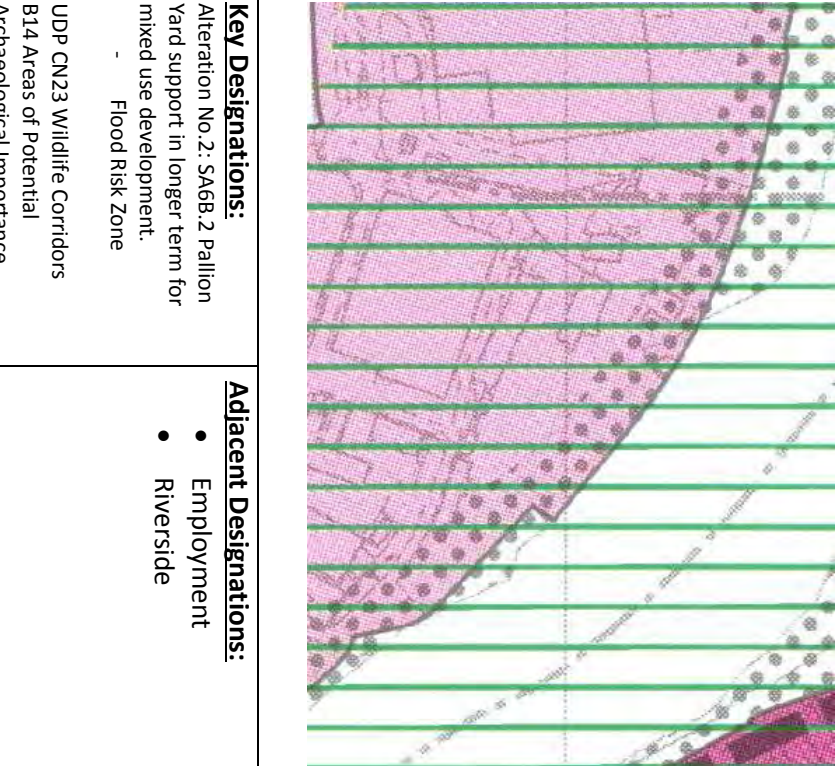
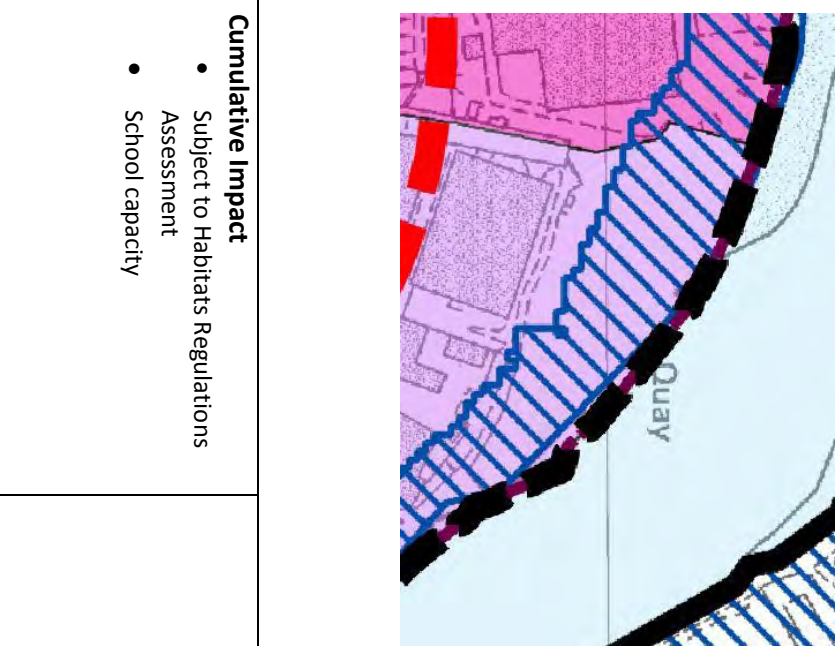
Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms part of a Green Infrastructure corridor that links Silksworth Recreation Centre to the Tunstall Hills.	
Flooding				Infrastructure and Services			
Category 1: Significant Constraints 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? Within accessible location.		Approved extra care scheme	
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 77 124dpha		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Permission granted for extra care facility.			

SLR Ref: SHLAA Ref: 171		Site Area: 0.40ha		Site Location: Former Pallion Station site, Pallion New Road, Sunderland		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Brownfield % 0		Greenfield % 100			
Present Land Use: Amenity greenspace				Adjacent Uses: Housing, greenspace				Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>	
Site Photos				Site appraised for: Residential				Is the site in the Green Belt? <input checked="" type="checkbox"/>		<input type="checkbox"/> Would development on this site impact upon the five purposes of the Green Belt?			
								Is the site in a Settlement Break? <input checked="" type="checkbox"/>		<input type="checkbox"/> 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area?			
Site Photos				UDP Designations Map				Alteration No.2 Designations Map		<input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.			
				Key Designations: UDP SA9.7 New housing site				Cumulative Impact		<input type="checkbox"/> Biodiversity / SSSI proximity <input type="checkbox"/> Subject to Habitats Regulations Assessment <input type="checkbox"/> School capacity			
Adjacent Designations:				<input type="checkbox"/> Residential <input type="checkbox"/> Greenspace <input type="checkbox"/> Commercial									
Landscape and Townscape				Biodiversity				<input checked="" type="checkbox"/> Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).					
Category 1: Significant Constraints		Grade 1 Agricultural Land		No significant issues identified.		Category 1: Significant Constraints		<input checked="" type="checkbox"/> Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) <input type="checkbox"/> Adverse impact on Site of Special Scientific Interest (SSSI) <input type="checkbox"/> Adverse impact on Local Nature Reserve (LNR) <input type="checkbox"/> Are there any known European protected species/habitats on or adjacent to the site? <input type="checkbox"/> 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					
		Ancient Woodland				Category 2: Constraints		<input type="checkbox"/> Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/> Adverse impact on Local Geodiversity Site (LGS)					
		Area of High Landscape Value or Significance				<input type="checkbox"/> Would the development of the site impact upon the connectivity of habitats?							
		Tree Preservation Order (TPO)				<input type="checkbox"/> No.							
		Grade 2 or 3a Agricultural Land				<input type="checkbox"/> No.							
Category 2: Constraints		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					
				<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>					




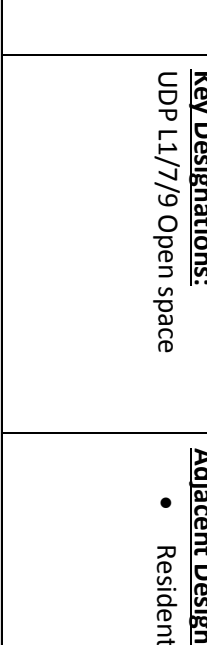




Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? Local archaeological significance – former railway station site.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	The site provides amenity greenspace and forms part of the Metro Cycleway from South Hylton to Sunderland.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/> <input type="checkbox"/>	Low incidence potential of groundwater flooding.	<input type="checkbox"/> <input type="checkbox"/>	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.	<input type="checkbox"/> <input type="checkbox"/>	Access from road to west. School places are limited, and new developments in this area will exacerbate the issue and potential to further increase the capacity of the existing schools is limited.	<input type="checkbox"/> <input type="checkbox"/>
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/> <input type="checkbox"/>	No significant issues identified.	<input type="checkbox"/> <input type="checkbox"/>	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Greenspace 16 40dpha	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	Not considered suitable for development.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Site Appraisal Conclusion				Site Appraisal Conclusion			
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			

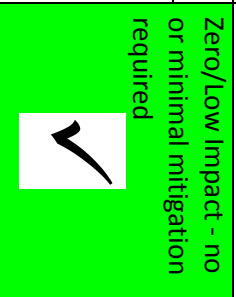
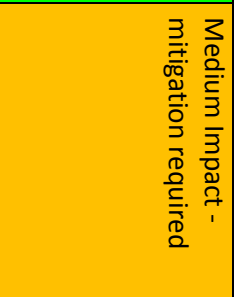
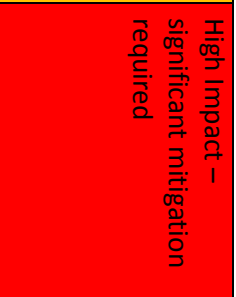
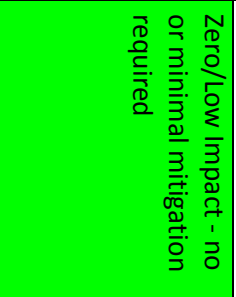
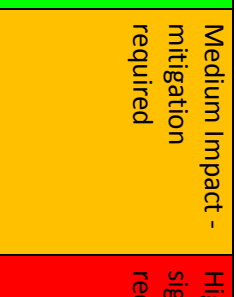
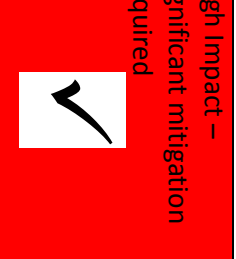
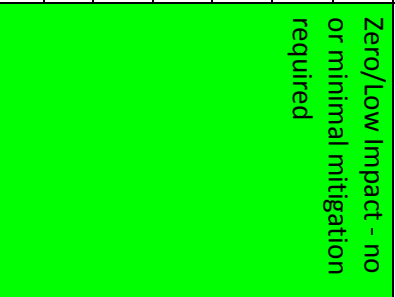
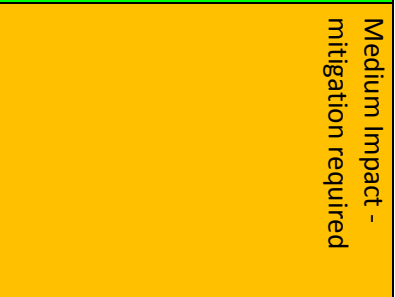
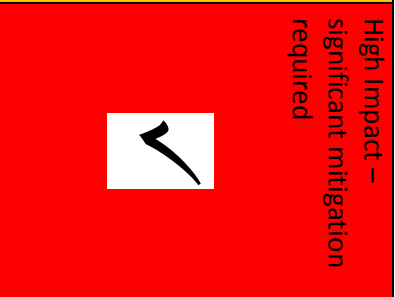
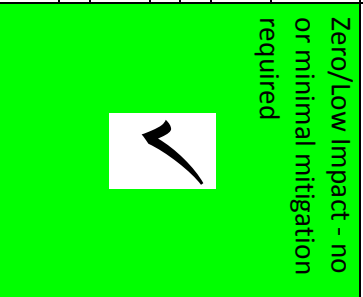
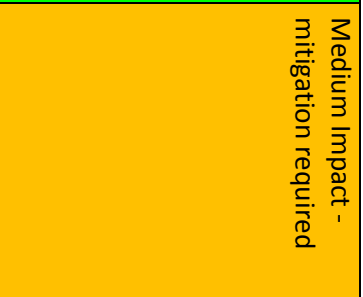
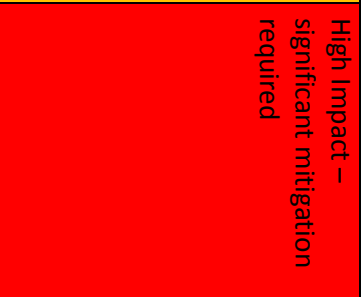


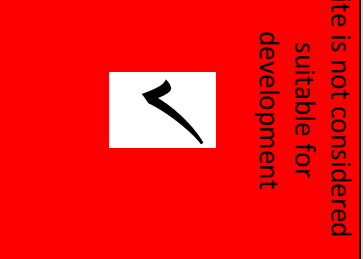
SLR Ref: SHLAA Ref: 225		Site Area: 11.92ha		Site Location: Former Shipyard, Pallion New Road, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?					
Present Land Use: Industrial / warehouse Adjacent Uses: Employment land		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/>		Impact		No impact					
Site Photos 				UDP Designations Map 				Alteration No.2 Designations Map 				<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>					
Key Designations: Alteration No.2: SAGB.2 Pallion Yard support in longer term for mixed use development. UDP CN23 Wildlife Corridors NA30.4 Key viewpoints				Adjacent Designations:				Cumulative Impact									
				<ul style="list-style-type: none"> Riverside Employment Commercial 				<ul style="list-style-type: none"> Subject to Habitats Regulations Assessment School capacity 									
Landscape and Townscape				Biodiversity													
Category 1: Significant Constraints		Grade 1 Agricultural Land Ancient Woodland		Lies within an area of historic and high landscape value along the River Wear.				Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also forms a key part of the River Wear wildlife corridor.			
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land						Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)		<input type="checkbox"/>					
								Category 2: Constraints		Adverse impact on Local Nature Reserve (LNR)		<input type="checkbox"/>					
								Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		<input type="checkbox"/>					
		Area of Significant Historic Landscape		<input checked="" type="checkbox"/>		Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required							
				<input type="checkbox"/>		Are there any known UK protected species/habitats on or adjacent to the site?		<input type="checkbox"/>		Medium Impact - mitigation required							
				<input type="checkbox"/>		Wildlife Corridor		<input checked="" type="checkbox"/>		High Impact – significant mitigation required							
				<input type="checkbox"/>		Would the development of the site impact upon the connectivity of habitats?		Yes <input type="checkbox"/> No <input type="checkbox"/>									


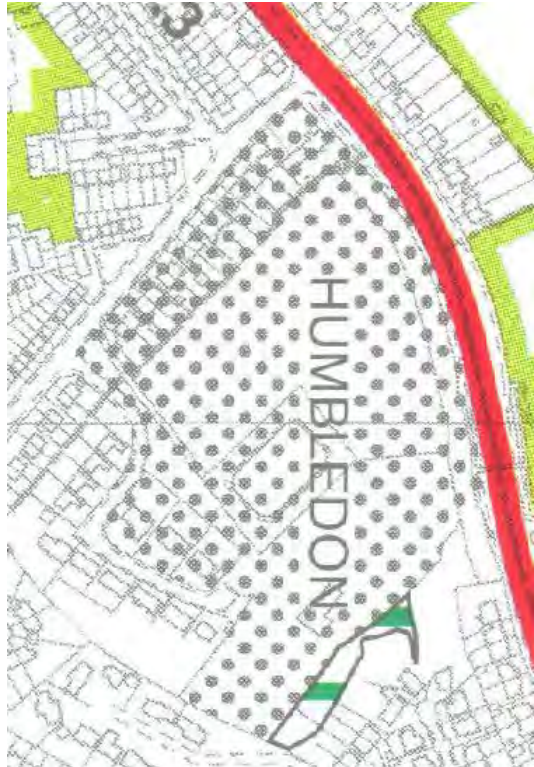
Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? Site is adjacent and within setting of grade II listed Queen Alexander Bridge. Local archaeological significance relating to shipbuilding and historic riverside village.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	The site lies within the River Wear strategic Green Infrastructure corridor.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input checked="" type="checkbox"/> <input type="checkbox"/>	Part of the site falls within the functional floodplain of the River Wear, and the site includes pockets of 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?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Access from new major road scheme, design in progress. School places are limited, and new developments in this area will exacerbate the issue and potential to further increase the capacity of the existing schools is limited.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input type="checkbox"/> <input checked="" type="checkbox"/>	Plateau site. Potential contamination from industrial uses.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 250 28dpha	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

SLR Ref: SHLAA Ref: 286		Site Area: 1.75ha		Site Location: Land at north end of Woodbine Terrace, Pallion Riverside, Sunderland		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield % 100 Greenfield % 0			
Present Land Use: Vacant industrial site Adjacent Uses: Employment land		Site appraised for: Residential		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/> Open countryside? <input type="checkbox"/>			
						Would development on this site impact upon the five purposes of the Green Belt?		Impact <input type="checkbox"/> No impact <input type="checkbox"/>			
						Is the site in a Settlement Break? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		1. Check unrestricted sprawl of the built-up area? 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?		<input type="checkbox"/> <input type="checkbox"/>	
Key Designations: Alteration No.2: SA6B.2 Pallion Yard support in longer term for mixed use development. - Flood Risk Zone UDP CN23 Wildlife Corridors B14 Areas of Potential Archaeological Importance.		Adjacent Designations: <ul style="list-style-type: none"> • Employment • Riverside 		Cumulative Impact <ul style="list-style-type: none"> • Subject to Habitats Regulations Assessment • School capacity 		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
Landscape and Townscape Category 1: Significant Constraints Grade 1 Agricultural Land Ancient Woodland				Lies within an area of historic and high landscape value along the River Wear.				Biodiversity Category 1: Significant Constraints Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) <input checked="" type="checkbox"/> Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor <input checked="" type="checkbox"/>			
Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Area of Significant Historic Landscape		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>			
		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>			
Would the development of the site impact upon the connectivity of habitats?		Yes <input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also forms a key part of the River Wear wildlife corridor.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>			



Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Local archaeological significance relating to shipbuilding and historic riverside village.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			The site lies within the River Wear strategic Green Infrastructure corridor.	
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)			Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor			Zero/Low Impact - no or minimal mitigation required	
Flooding				Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Medium Impact - mitigation required	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			High Impact - significant mitigation required	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Zero/Low Impact - no or minimal mitigation required	Topography limits accessibility of site to local centres and facilities			Zero/Low Impact - no or minimal mitigation required	
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential		Site is considered suitable for development	
						65		41dpha
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion Currently allocated for employment land- Employment Land Review recommends that the site could potentially be allocated for other uses. The site may potentially be suitable for residential development			Site is considered suitable for development	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Medium Impact - mitigation required	Site is considered potentially suitable for development			Site is not considered suitable for development	

SLR Ref:		Site Area: 1.43ha		Site Location: North Street Allotments, Blind Lane, Silksworth, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>		Brownfield %		Greenfield %		100			
SHLAA Ref: 296						Is the site in a Settlement Break?		NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>			
Present Land Use: Allotments		Adjacent Uses: Housing		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact			
Site Photos				Designations Map				<p>Key Designations:</p> <ul style="list-style-type: none"> UDP L1/7/9 Open space <p>Adjacent Designations:</p> <ul style="list-style-type: none"> Residential <p>Cumulative Impact</p> <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 									
																	
Landscape and Townscape																	
Category 1: Significant Constraints		Grade I Agricultural Land		Ancient Woodland		No significant issues identified.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)	
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	
		Grade 2 or 3a Agricultural Land															
		Area of Significant Historic Landscape															
				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 Habitat Regulations Assessment (HRA).																	
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required					
																	

Historic Environment and Culture				Green Infrastructure													
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	 Zero/Low Impact - no or minimal mitigation required	 Medium Impact - mitigation required	 High Impact – significant mitigation required	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The entire site provides allotments.										
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Is the proposed development site designated as open space or playing fields? Yes, as allotments	 Zero/Low Impact - no or minimal mitigation required	 Medium Impact - mitigation required	 High Impact – significant mitigation required				
														Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) 20% Surface Water Flooding – % of land within 1 in 100 incidence (medium) 25% Surface Water Flooding – % of land within 1 in 1000 incidence (less) 30% Critical Drainage Area Source Protection Zone			Category 2: Constraints Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required  Zero/Low Impact - no or minimal mitigation required  Medium Impact - mitigation required  High Impact – significant mitigation required			Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		Access from existing road network									
Ground Conditions & Contamination				Suitability and Deliverability													
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.		What is considered suitable on the site? Allotments / open space		How many homes could be provided? 32		How many jobs could the site provide for? 25dpha									
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)				Site Appraisal Conclusion Not suitable for development, designated open space and allotments.				Site is considered suitable for development		Site is considered potentially suitable for development		Site is not considered suitable for development					
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				 Zero/Low Impact - no or minimal mitigation required				 Medium Impact - mitigation required		 High Impact – significant mitigation required		 Zero/Low Impact - no or minimal mitigation required		 Medium Impact - mitigation required		 High Impact – significant mitigation required	

SLR Ref:		Site Area: 2.40ha		Site Location: Land east of Durham Road and Tudor Grove, Humbleton, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		100	
SHLAA Ref: 324						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input checked="" type="checkbox"/> Urban fringe?		<input type="checkbox"/> Open countryside?			
Present Land Use: Natural greenspace		Adjacent Uses: Housing		Site appraised for: Residential		Is the site in a Settlement Break?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>		<input type="checkbox"/> Impact <input type="checkbox"/> No impact	
Site Photos				Designations Map				Cumulative Impact <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area 		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.			
													
				Key Designations: UDP EN10 White Land B14 Areas of Potential Archaeological Importance		Adjacent Designations: • Residential							
Landscape and Townscape				Biodiversity									
Category 1: Significant Constraints		Grade 1 Agricultural Land		The site lies within an area of high landscape value, forming part of Humbleton Hill (Magnesian Limestone outcrop) and the wider urban area of Humbleton/Tunstall/Ashbrooke.		Category 1: Significant Constraints		Adverse impact on European sites (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 Habitat Regulations Assessment (HRA). Priority habitats and species are present on site and in close proximity to the area. Site also lies in close proximity to a geological SSSI.	
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)		<input checked="" type="checkbox"/>			
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)		<input type="checkbox"/>			
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>			
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		<input type="checkbox"/>			
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)		<input checked="" 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 type="checkbox"/>			
		High Impact - significant mitigation required						Would the development of the site impact upon the connectivity of habitats?		<input type="checkbox"/> 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 checked="" type="checkbox"/>			

Historic Environment and Culture				Green Infrastructure									
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? Yes, site includes the Humbeldon Hill Scheduled Ancient Monument.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site provides private natural greenspace.	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	✓	Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required						
	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)							✓	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required				
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.				Approved scheme, access from Tudor Grove					
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 8 4dpha 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		
	Ground Conditions & Contamination				Site Appraisal Conclusion Site considered suitable for residential development, provided that a number of significant constraints can be overcome.								
	Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope					Steeply sloping site, difficult to develop.							
	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)						Zero/Low Impact - no or minimal mitigation required						
	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)							Medium Impact - mitigation required					
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				High Impact – significant mitigation required									

SLR Ref: SHLAA Ref: 334		Site Area: 1.17ha		Site Location: Holy Cross House, Ettrick Grove, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>		Brownfield %		100		Greenfield %		0	
Present Land Use: Care home and convent		Adjacent Uses: Housing		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>	
Site Photos 				Designations Map 				Cumulative Impact <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area 				<p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>4. Preserve the special & separate characteristics of historic settlements? <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>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p>					
Key Designations: UDP EN10 White Land				Adjacent Designations: <ul style="list-style-type: none"> Residential 				Biodiversity				<p>Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site is also in proximity to ponds and priority species, and would indirectly impact on a nearby Local Wildlife Site.</p>					
Landscape and Townscape				No significant issues identified.				Category 1: Significant Constraints				<p>Adverse impact on European sites (Ramsar 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 checked="" type="checkbox"/></p> <p>Adverse impact on Local Wildlife Site (LWS) <input checked="" type="checkbox"/></p> <p>Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/></p> <p>Are there any known UK protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/></p> <p>Wildlife Corridor <input type="checkbox"/></p>					
Category 1: Significant Constraints				Grade 1 Agricultural Land				Category 2: Constraints				<p>Area of High Landscape Value or Significance <input 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>Would the development of the site impact upon the connectivity of habitats? No. <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 checked="" type="checkbox"/></p>					

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The grounds of Holy Cross are identified as containing burials.	
Flooding				Infrastructure and Services			
Category 1: Significant Constraints 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? Within accessible location.		Existing access for minor/apartment scheme.	
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	30 29dpha		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Not suitable for development, previous application refused.			
				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: SHLAA Ref: 342	Site Area: 11.22ha	Site Location: Land at Mill Hill, Silksworth Road, Sunderland	Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	
					Urban?	<input checked="" type="checkbox"/>	Urban fringe?		Open countryside?

Present Land Use: Natural greenspace	Adjacent Uses: Housing, parkland, natural greenspace	Site appraised for: Residential	Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and 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.				
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Site Photos	Key Designations: UDP SA29 Proposed open space/parkland	Adjacent Designations: <ul style="list-style-type: none"> Residential Greenspace
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Cumulative Impact <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area 	
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Landscape and Townscape

Category 1: Significant Constraints	Grade I Agricultural Land Ancient Woodland	No significant issues identified.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO)				
	Grade 2 or 3a Agricultural Land				
	Area of Significant Historic Landscape				

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



Would the development of the site impact upon the connectivity of habitats?	Yes	<input checked="" type="checkbox"/>
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Green Infrastructure	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
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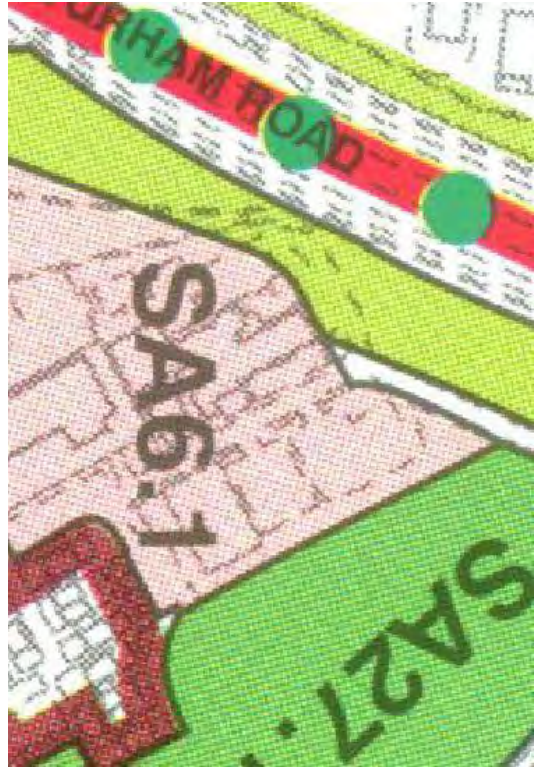
Historic Environment and Culture

Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). It is also linked to Foxhole Wood and Doxford Park. The site also lies in close proximity to priority habitats and species.

Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? Local archaeological significance. Site is situated just outside the boundary and within the setting of Silksworth Hall Conservation Area.	Category 1: Significant Constraints	Historic Park or Garden (EH List)	The site provides natural greenspace and forms part of a Green Infrastructure corridor that links Foxhole Wood to Burdon, splitting Silksworth and Doxford Park.	
	World Heritage Site & Setting (+ candidate)			Village Green		
	Grade I/Grade II* Listed Building/Structure			Cemetery / Churchyard		
Category 2: Constraints	Grade II Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area		
	Conservation Area			Natural greenspace		
	Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation required ✓		Public Right of Way (cycleway/footpath/bridleway)	Zero/Low Impact - no or minimal mitigation required	
				Green Infrastructure corridor		Yes, as natural greenspace
Flooding			Infrastructure and Services			
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site falls within a Critical Drainage Area and Source Protection Zone.		Is there road capacity for site traffic generation?	Access from Silksworth Road. Pedestrian connectivity is poor, new infrastructure required	
	Flood Risk Zone 3A (High Vulnerability)			Is there water and sewerage capacity for site requirements?		
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Zero/Low Impact - no or minimal mitigation required		Is there education/community/health facility capacity for site requirements?	Medium Impact - mitigation required	
	Groundwater Flooding			What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		
	Surface Water Flooding – % of land within 1 in 30 incidence (high)			Within accessible location.		High Impact – significant mitigation required ✓
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)					
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)					
Critical Drainage Area	✓					
Source Protection Zone	✓					
Ground Conditions & Contamination						
Site Topography	Predominantly Flat	Sloping site, steep in places.	Suitability and Deliverability			
	Gentle Slope		What is considered suitable on the site?	Residential		
	Undulating		How many homes could be provided?	168	20dppha	
Category 1: Significant Constraints	Steep Slope	Zero/Low Impact - no or minimal mitigation required ✓	Site Appraisal Conclusion			
	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Suitable for development. Site subject of outline planning application in 2014			
Category 2: Constraints	Electricity Pylon (+ 10m buffer zone)	Medium Impact - mitigation required ✓	Site is considered suitable for development ✓			
	HSE COMAH Middle or Outer Zone		Site is considered potentially suitable for development			
	Landfill sites, Contaminated land		Site is not considered suitable for development			
	Minerals Legacy (quarries and coal mining)					
	Minerals Safeguarded Area					
High Voltage electricity line(+10m buffer zone)						

SLR Ref: SHLAA Ref: 366		Site Area: 0.34ha		Site Location: Hastings Hill Farm, Hastings Hill, Sunderland		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield %		0		Greenfield %		100											
Present Land Use: Farmhouse Adjacent Uses: Agriculture				Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Urban?		Urban fringe?		Open countryside?		Impact		No impact							
Site Photos 				Designations Map 				Green Belt Separation In terms of core Green Belt purpose, this Field helps to prevent urban sprawl and countryside encroachment. Furthermore, it provides the setting to Hastings Hill Scheduled Ancient Monument and acts as a buffer zone to the SSSI. It supports the wildlife and green infrastructure corridor linking Barnes Park to Herrington Country Park, and in landscape terms forms part of the Limestone Escarpment.				1. Check unrestricted sprawl of the built-up area? <input checked="" type="checkbox"/>		2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/>		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/>		4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>		5. Assist in the regeneration of the urban area? <input checked="" type="checkbox"/>		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. <input type="checkbox"/>		<input checked="" type="checkbox"/>			
Key Designations: UDP CN2/3/4/5 Green Belt B14 Areas of Potential Archaeological Importance CN15 Great North Forest				Adjacent Designations: • Agriculture				Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • Within Critical Drainage Area				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required											
Landscapes and Townscape				Category 1: Significant Constraints Grade 1 Agricultural Land Ancient Woodland				Category 1: Significant Constraints [Ramgar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor				Site lies on the Magnesian Limestone Escarpment and within an area of higher landscape value. It also lies adjacent to 2 Scheduled Ancient Monuments.		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 Habitat Regulations Assessment (HRA). The site also forms part of a wildlife corridor linking Barnes Park Extensions to the wider Green Belt between Sunderland and Houghton-le-Spring. The site is in close proximity to a SSSI and has potential to impact on bats and birds.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land				Category 2: Constraints Area of Significant Historic Landscape Area of Significant Historic Landscape				Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor				Would the development of the site impact upon the connectivity of habitats? Yes.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required									

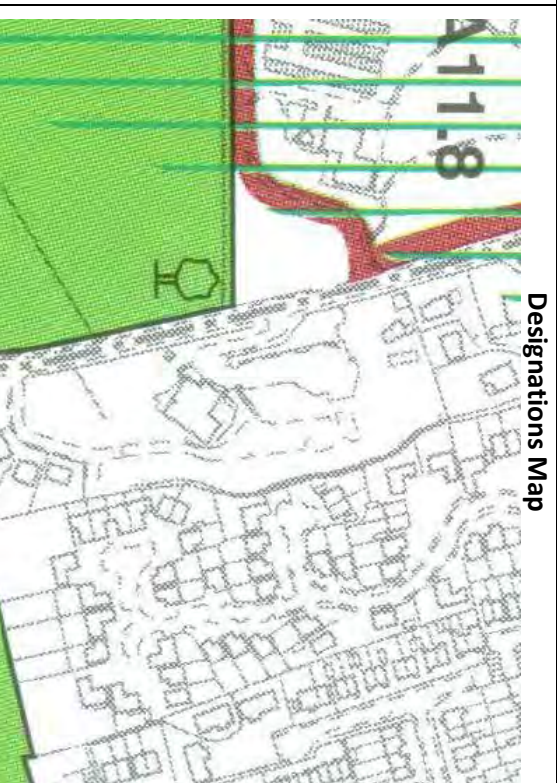
Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? Yes, local and national archaeological significance. The site lies close to and within the setting of the Hastings Hill Round Barrow, cursus and causewayard enclosure Scheduled Ancient Monuments	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site lies within a Green Infrastructure corridor linking Barnes Park Extensions to the Green Belt to the west of Sunderland. A public right of way passes through the site.		
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓	Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	No.	Zero/Low Impact - no or minimal mitigation required		
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation?				
				Is there water and sewerage capacity for site requirements?			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	Zero/Low Impact - no or minimal mitigation required	Is there education/community/health facility capacity for site requirements?				
			Medium Impact - mitigation required	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			
				Site remote from facilities.			
				High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required		
					Medium Impact - mitigation required		
Ground Conditions & Contamination			Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	What is considered suitable on the site? Agriculture / farm				
			How many homes could be provided? 14				
			How many jobs could the site provide for? 41dpha				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion				
			Site forms part of the Green Belt.				
			Medium Impact - mitigation required	Site is considered suitable for development			
				Site is considered potentially suitable for development			
			High Impact – significant mitigation required	Site is not considered suitable for development			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)							

SLR Ref: SHLAA Ref: 374		Site Area: 0.59ha		Site Location: Farringdon Police Station, Durham Road, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?	
						YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		100 <input type="checkbox"/>		0 <input type="checkbox"/>	
Present Land Use: Police Station		Adjacent Uses: Greenspace, fire station, housing		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact <input type="checkbox"/> No impact <input type="checkbox"/>	
Site Photos 				Designations Map 				Cumulative Impact					
				Key Designations: UDP SA6.1 New mixed use sites.		Adjacent Designations:		<ul style="list-style-type: none"> • Greenspace • Dual carriageway • Fire Station 					
Landscape and Townscape				Biodiversity									
Category 1: Significant Constraints		Grade 1 Agricultural Land		No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		✓	
		Ancient Woodland						Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)			
Category 2: Constraints		Area of High Landscape Value or Significance						Category 2: Constraints		Adverse impact on Local Nature Reserve (LNR)			
		Tree Preservation Order (TPO)						Category 2: Constraints		Are there any known European protected species/habitats on or adjacent to the site?		✓	
		Grade 2 or 3a Agricultural Land						Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)			
		Area of Significant Historic Landscape						Category 2: Constraints		Adverse impact on Local Geodiversity Site (LGS)		✓	
								Category 2: Constraints		Are there any known UK protected species/habitats on or adjacent to the site?			
								Category 2: Constraints		Wildlife Corridor			
								Category 2: Constraints		Would the development of the site impact upon the connectivity of habitats?		No.	
								Category 2: Constraints		Zero/Low Impact - no or minimal mitigation required		✓	
								Category 2: Constraints		Medium Impact - mitigation required		✓	
								Category 2: Constraints		High Impact - significant mitigation required			

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 30 How many jobs could the site provide for? 57dpha		
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			Site Appraisal Conclusion Potentially suitable for development		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Site is considered suitable for development		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site is considered potentially suitable for development		
			Site is not considered suitable for development		

SLR Ref: SHLAA Ref: 384	Site Area: 0.98ha	Site Location: Hunter's Lodge, Silksworth Close, Silksworth, Sunderland		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	50	Greenfield %	50	
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Present Land Use: Public house Adjacent Uses: Housing and greenspace	Site appraised for: Residential	Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt?	Impact	No impact
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Key Designations:
UDP EN10 White Land

Adjacent Designations:

- Residential
- GreenSPACE

Cumulative Impact

- Biodiversity / SSSI proximity
- Subject to Habitats Regulations Assessment
- Within Critical Drainage Area

Landscape and Townscape

Much of the site is subject to Tree Preservation Orders.

Category 1: Significant Constraints	Grade I Agricultural Land	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
	Ancient Woodland							



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

Historic Environment and Culture


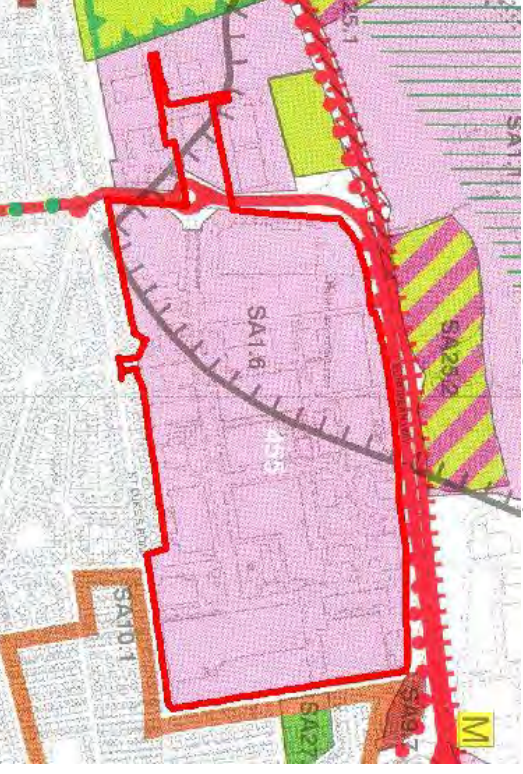
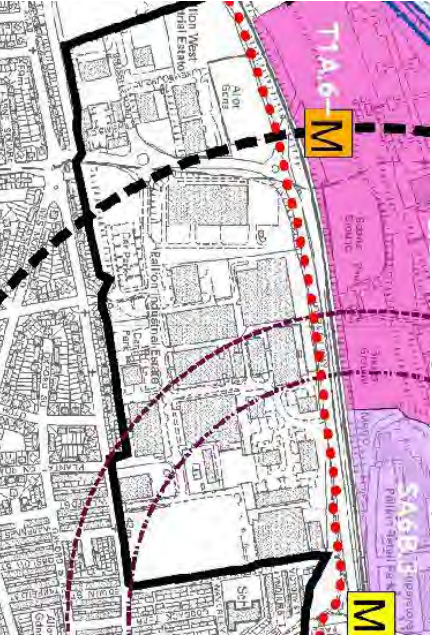




Green Infrastructure



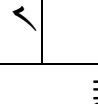


Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). It is also linked to Foxhole Wood and Doxford Park. The site includes mature trees, lies in proximity to ponds and priority species, a SSSI and a proposed Local Wildlife Site.



Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? Yes, site was once Gilley Law Limestone Quarry in the mid-19 th Century.	Category 1: Significant Constraints	Historic Park or Garden (EH List)		The site lies on the edge of a Green Infrastructure corridor and provides informal natural greenspace (woodland).	
	World Heritage Site & Setting (+ candidate)				Village Green			
Category 2: Constraints	Grade I/Grade II* Listed Building/Structure			Category 2: Constraints	Public Open Space/Playing Field/Play Area			
	Grade II Listed Building/Structure				Natural greenspace			
	Conservation Area				Allotment			
	Archaeological Site (Known & potential)				Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor			No.
Flooding								
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site lies within a Critical Drainage Area.		Infrastructure and Services			Minor residential development, existing access
	Flood Risk Zone 3A (High Vulnerability)				Is there road capacity for site traffic generation?		Is there water and sewerage capacity for site requirements?	
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no or minimal mitigation required		What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			High Impact – significant mitigation required
	Groundwater Flooding				Within accessible location.			
	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)	5%						
	Critical Drainage Area	<input checked="" type="checkbox"/>						
	Source Protection Zone							
Ground Conditions & Contamination								
Site Topography	Predominantly Flat		Sloping and terraced site.		Suitability and Deliverability			Site is considered suitable for development
	Gentle Slope				What is considered suitable on the site?	Residential		
	Undulating				How many homes could be provided?	11	20dph	
	Steep Slope	<input checked="" type="checkbox"/>			Site Appraisal Conclusion			
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required		Potentially suitable for development. Site has been the subject of numerous applications			Site is considered potentially suitable for development
	Electricity Pylon (+ 10m buffer zone)							
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Medium Impact - mitigation required					Site is not considered suitable for development
	Landfill sites, Contaminated land							
	Minerals Legacy (quarries and coal mining)							
	Minerals Safeguarded Area							
	High Voltage electricity line(+10m buffer zone)							

SLR Ref: SHLAA Ref: 419	Site Area: 8.92ha	Site Location: Middle Herrington Farm, Hillcrest, Sunderland		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Brownfield % 0	Greenfield % 100	Open countryside?		
Present Land Use: Agriculture Adjacent Uses: Agriculture and housing	Site Photos 	Site appraised for: Residential	Designations Map 	Is the site in a Settlement Break? Green Belt Separation In terms of core Green Belt purpose, this Field helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it partly incorporates a large Scheduled Ancient Monument which is nationally protected. It supports the wildlife and green infrastructure corridor linking Barnes Park to Herrington Country Park, as well as southwards towards Houghton-le-Spring. It also falls within a Critical Drainage Area. In landscape terms it forms part of the Limestone Clay Plateau.	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 Bournemouth? 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		
Landscapes and Townscape		Key Designations: UDP CN2/3/4/5 Green Belt B14 Areas of Potential Archaeological Importance CN15 Great North Forest	Adjacent Designations: • Agriculture • Residential	Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • Within Critical Drainage Area	Zero/Low Impact - no or minimal mitigation required			High Impact – significant mitigation required	
Category 1: Significant Constraints	Grade 1 Agricultural Land Ancient Woodland	Site lies on the Limestone Clay Plateau and within an area of higher landscape value. It also partly incorporates a Scheduled Ancient Monument. The site is also identified as Grade 2 agricultural land.		Category 1: Significant Constraints [Rammar 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"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also forms part of a wildlife corridor linking Barnes Park Extensions to the wider Green Belt between Sunderland and Houghton-le-Spring. It lies in close proximity to ponds and proposed Local Wildlife Sites, and would impact upon priority species, including farmland birds.			High Impact – significant mitigation required
Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required			High Impact – significant mitigation required	
		<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Would the development of the site impact upon the connectivity of habitats? Yes	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required			High Impact – significant mitigation required	



Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? Yes, local and national archaeological significance. The site partly incorporates the Hastings Hill cursus and causeway enclosure Scheduled Ancient Monument and is within the setting of the Hastings Hill Round Barrow SAM.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site lies within a Green Infrastructure corridor linking Barnes Park Extensions to the Green Belt to the west of Sunderland. A public right of way passes along the eastern edge of the site.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)						
Category 2: Constraints Grade II listed Building/Structure Conservation Area			Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? 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 remote from local facilities.	Highway access not achievable from existing road network	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓ ✓ ✓ ✓ ✓						
Ground Conditions & Contamination			Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	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?	Agriculture 150 22dpha	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Site Appraisal Conclusion Site forms part of the Green Belt.				
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Zero/Low Impact - no or minimal mitigation required			✓		✓

SLR Ref:		Site Area: 22.9ha		Site Location: Pallion Industrial Estate, Pallion Way, Sunderland		YES <input type="checkbox"/>		Brownfield %		100		Greenfield %		0					
SHLAA Ref: 455				Way, Sunderland		NO <input checked="" type="checkbox"/>		Urban?		✓		Urban fringe?							
Present Land Use: Employment land				Site appraised for:		YES <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?				Impact		No impact					
Adjacent Uses: Housing and employment				Residential		NO <input checked="" type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?				<input type="checkbox"/>		<input type="checkbox"/>					
Site Photos				UDP Designations Map				Alteration No.2 Designations Map				<p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>							
																			
				Key Designations:				Cumulative Impact											
				<ul style="list-style-type: none"> • UDP SA1.6 Existing employment site • M5 Eastern Limit of Shallow Coalfield Area 				<ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • School capacity 											
Adjacent Designations:																			
<ul style="list-style-type: none"> • Residential • Employment land • Allotments 																			
Landscape and Townscape																			
Category 1: Significant Constraints		Grade 1 Agricultural Land		No significant issues identified.															
		Ancient Woodland																	
Category 2: Constraints		Area of High Landscape Value or Significance																	
		Tree Preservation Order (TPO)																	
		Grade 2 or 3a Agricultural Land																	
		Area of Significant Historic Landscape																	
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required							
																			
Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]				✓													
		Adverse impact on Site of Special Scientific Interest (SSSI)																	
		Adverse impact on Local Nature Reserve (LNR)																	
		Are there any known European protected species/habitats on or adjacent to the site?																	
Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)																	
		Adverse impact on Local Geodiversity Site (LGS)																	
		Are there any known UK protected species/habitats on or adjacent to the site?																	
		Wildlife Corridor																	
Would the development of the site impact upon the connectivity of habitats?		No.																	
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required							
																			
Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).																			

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		A small amount of natural greenspace (shelter belt) exists to the west of the site.	
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		Access from St Luke's Road, mitigation required. School places are limited, and new developments in this area will exacerbate the issue and potential to further increase the capacity of the existing schools is limited.	
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Industrial uses may mean that contamination is present.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment 700 41dpha		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Retain as employment land- as set out in the Employment Land Review. Not suitable for residential development.		Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development	

SLR Ref: 502		Site Area: ha		Site Location: Vane Arms, Silksworth, 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?			
Present Land Use: Public house												Would development on this site impact upon the five purposes of the Green Belt?				Impact		No impact	
Adjacent Uses: Housing, retail																			
Site Photos				Designations Map				Is the site in a Settlement Break?											
								Key Designations: UDP EN10 White land.				Adjacent Designations: • Residential • Retail							
								Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment											
Landscape and Townscape				Biodiversity															
Category 1: Significant Constraints		Grade 1 Agricultural Land		No significant issues identified.		Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).							
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)											
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)											
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?											
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)											
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)											
								Are there any known UK protected species/habitats on or adjacent to the site?											
								Wildlife Corridor											
								Would the development of the site impact upon the connectivity of habitats?		No.									
												Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
												<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					

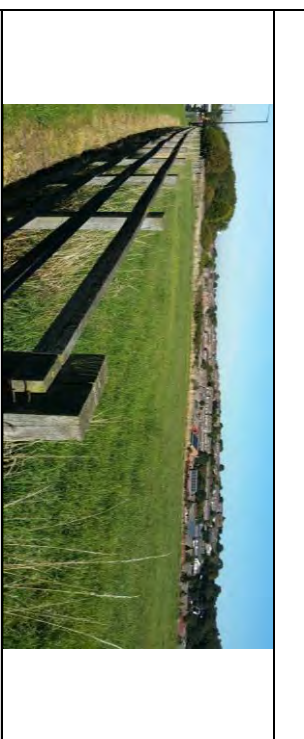
Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation required ✓	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required ✓
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	No significant issues identified.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.	Parking issues identified, but noted that proposal was granted planning approval in 2012.
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required		Zero/Low Impact - no or minimal mitigation required ✓
Ground Conditions & Contamination		Suitability and Deliverability	
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓ No significant issues identified.	What is considered suitable on the site? Residential How many homes could be provided? 5 56dpha How many jobs could the site provide for?	Site Appraisal Conclusion Potentially suitable for development. Site has extant planning approval.
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required ✓		Site is considered suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Medium Impact - mitigation required		Site is considered potentially suitable for development ✓
	High Impact – significant mitigation required ✓		Site is not considered suitable for development

SLR Ref: 530		Site Area: 0.44ha		Site Location: Land west of Tunstall Hills, Tunstall Hope Road, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>		Brownfield %		100		Greenfield %		0			
SHLAA Ref:						NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>							
Present Land Use: Agriculture				Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/>											
Adjacent Uses: Nature reserve, housing, agriculture						NO <input checked="" type="checkbox"/>													
Site Photos				Designations Map															
																			
				Key Designations: UDP EN10 White land CN6 Settlement Breaks B14 Areas of Potential Archaeological Importance				Adjacent Designations: <ul style="list-style-type: none"> • SSSI (CN20) • Agriculture • Residential 				Cumulative Impact <ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • Critical Drainage Area. 							
Landscape and Townscape				Biodiversity															
Category 1: Significant Constraints		Grade 1 Agricultural Land		Helps to form the backdrop to the Tunstall Hills and is identified as an area of higher landscape value.				Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Lies on the edge of the Tunstall Hills wildlife corridor. Evidence of priority species on and in vicinity of site.					
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)											
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)											
		Tree Preservation Order (TPO)		Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)											
		Grade 2 or 3a Agricultural Land		Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)											
		Area of Significant Historic Landscape		Are there any known European protected species/habitats on or adjacent to the site?				Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>									
				Wildlife Corridor		<input checked="" type="checkbox"/>		Would the development of the site impact upon the connectivity of habitats?		Yes: <input type="checkbox"/>									
												Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required			

Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site lies on the edge of the Green Infrastructure corridor linking Silksworth with the Tunstall Hills.			
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required		
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/>	The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Limited accessibility to local facilities.	Proposals require demolition of properties- site has planning approval.	<input type="checkbox"/>		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required		
Ground Conditions & Contamination			Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	What is considered suitable on the site? Residential	How many homes could be provided? 6	How many jobs could the site provide for? 15dpha		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion Site has previously been granted planning approval. Potentially suitable for development.	<input checked="" type="checkbox"/>	Site is considered suitable for development		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input type="checkbox"/>	Medium Impact - mitigation required	Site is considered potentially suitable for development	<input checked="" type="checkbox"/>	Site is considered potentially suitable for development		
		High Impact – significant mitigation required	<input checked="" type="checkbox"/>	Site is not considered suitable for development			

SLR Ref:	Site Area: 4.12ha	Site Location: Land to the east of Silksworth Lane, Elstob, Sunderland	YES <input type="checkbox"/>	Greenfield %	100
SHLAA Ref: 562			NO <input checked="" type="checkbox"/>	Brownfield %	0
				Urban?	Urban fringe? <input checked="" type="checkbox"/>
					Open countryside?

Present Land Use: Agriculture	Site appraised for: Residential	Is the site in a Settlement Break?	YES <input checked="" type="checkbox"/>		
Adjacent Uses: Housing, supermarket, agriculture			NO <input type="checkbox"/>		



Key Designations:
 UDP SA23 Regional Recreational Facilities
 CN6 Settlement Break
 CN23 Wildlife Corridors
 L1/7/9 Open space

Adjacent Designations:

- Retail
- Residential
- Agriculture
- Sport/Recreation

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

Cumulative Impact

- Biodiversity / SSSI proximity
- Subject to Habitats Regulations Assessment
- Within Critical Drainage Area








Landscape and Townscape



Category 1: Significant Constraints	Grade I Agricultural Land	The site lies within an area of higher landscape value, in close proximity to the Tunstall Hills. Tree Preservation Orders exist on site. Agricultural land quality not known.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
	Ancient Woodland				
Category 2: Constraints	Area of High Landscape Value or Significance	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
	Tree Preservation Order (TPO)	<input checked="" type="checkbox"/>			
	Grade 2 or 3a Agricultural Land	<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





Biodiversity




Category 1: Significant Constraints	Adverse impact on European sites (Bansar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
	Adverse impact on Site of Special Scientific Interest (SSSI)	<input checked="" 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"/>			
Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
	Adverse impact on Local Geodiversity Site (LGS)	<input checked="" type="checkbox"/>			
	Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>			
	Wildlife Corridor	<input checked="" type="checkbox"/>	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 Habitat Regulations Assessment (HRA). It also forms part of a wildlife corridor between Silksworth Recreation Centre and Tunstall Hills. The site lies in proximity to ponds (proposed LWS) and a Local Nature Reserve. Priority species are evident in and close to the site.





Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms part of a Green Infrastructure corridor linking Silksworth Recreation Centre to the Tunstall Hills. A small proportion of the site has previously been used for allotment purposes.					
								Category 2: Constraints Grade II listed Building/Structure Conservation Area		Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	
			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact – significant mitigation required			
Flooding				Infrastructure and Services							
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Access from existing roundabout, to be upgraded to meet capacity requirements					
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 
				Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 75 24dpha How many jobs could the site provide for?							
Ground Conditions & Contamination				Site Appraisal Conclusion							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.		Potentially suitable for development							
				Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required			
				Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact – significant mitigation required			










SLR Ref: SHLAA Ref: 629		Site Area: 0.30ha		Site Location: Former Ford & Hylton Social Club, Fordfield Road, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0					
Present Land Use: Vacant land Adjacent Uses: Housing and greenspace				Site appraised for: Residential				Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		Impact <input type="checkbox"/>		No impact <input type="checkbox"/>	
Site Photos 				Designations Map 				Cumulative Impact <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity 				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Key Designations: UDP EN10 White Land				Adjacent Designations: <ul style="list-style-type: none"> Residential Greenspace 				Biodiversity				Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also lies in proximity to bat roosts.									
Landscape and Townscape				No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>									
Category 1: Significant Constraints				Grade I Agricultural Land				Ancient Woodland		Adverse impact on Site of Special Scientific Interest (SSSI)											
Category 2: Constraints				Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>									
				Tree Preservation Order (TPO)				Adverse impact on Local Wildlife Site (LWS)		Are there any known UK protected species/habitats on or adjacent to the site?											
				Grade 2 or 3a Agricultural Land				Adverse impact on Local Geodiversity Site (LGS)		Wildlife Corridor											
				Area of Significant Historic Landscape				Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		No.									
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>							


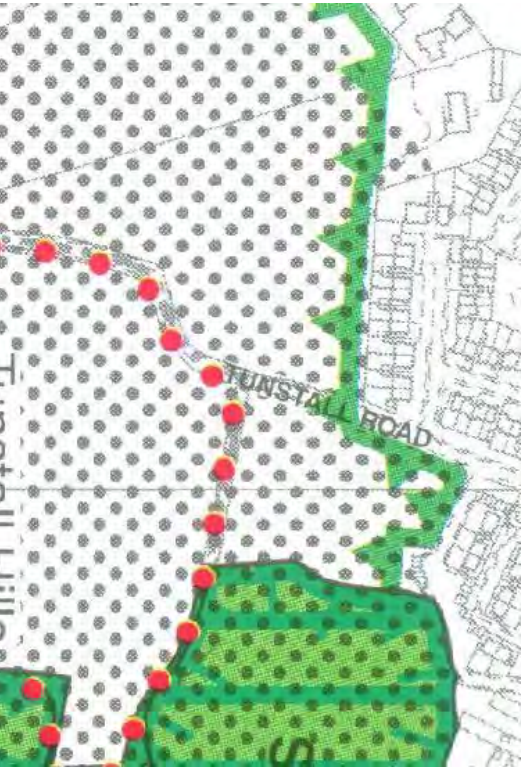
Historic Environment and Culture			Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms part of a Green Infrastructure corridor that links the River Wear to King George V Park and Silksworth.	Zero/Low Impact - no or minimal mitigation required  Medium Impact - mitigation required High Impact – significant mitigation required	
						Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
Flooding			Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		No significant issues identified.	Is there road capacity for site traffic generation? <input checked="" type="checkbox"/>	Existing highway access retained for extra-care facility or small residential scheme. School places are limited, and new developments in this area which will exacerbate the issue and potential to further increase the capacity of the existing schools is limited.	Zero/Low Impact - no or minimal mitigation required  Medium Impact - mitigation required High Impact – significant mitigation required 	
			Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			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.
Ground Conditions & Contamination			Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	What is considered suitable on the site?	Residential	Site is considered suitable for development  Site is considered potentially suitable for development Site is not considered suitable for development	
			Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	How many homes could be provided? 14		48dpha
			Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Site Appraisal Conclusion Planning permission granted 2014.		

SLR Ref: SHLAA Ref: 631	Site Area: 4.10ha	Site Location: Clinton Place East, East Herrington / Doxford Park, Sunderland		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100							
Present Land Use: Natural greenspace Adjacent Uses: Housing and greenspace		Site appraised for: Residential		Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	<table border="1"> <tr> <td>Urban?</td> <td><input checked="" type="checkbox"/></td> <td>Urban fringe?</td> <td><input type="checkbox"/></td> <td>Open countryside?</td> <td><input type="checkbox"/></td> </tr> </table>	Urban?	<input checked="" type="checkbox"/>	Urban fringe?	<input type="checkbox"/>	Open countryside?	<input type="checkbox"/>				
Urban?	<input checked="" type="checkbox"/>	Urban fringe?	<input type="checkbox"/>	Open countryside?	<input type="checkbox"/>											
Site Photos 		Designations Map 				<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>										
Key Designations: UDP SA6.2 New Mixed Use Site L1/7/9 Open Space. SA52.1 Farringdon Bypass B13 Other Specific Sites and Monuments		Adjacent Designations:		Cumulative Impact	<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area 											
Two photos of the site showing the landscape and surrounding area. 				Biodiversity												
Landscape and Townscape		No significant issues identified.		Category 1: Significant Constraints	<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>											
Category 1: Significant Constraints	Grade 1 Agricultural Land Ancient Woodland			Category 2: Constraints	<p>Area of High Landscape Value or Significance</p> <p>Tree Preservation Order (TPO)</p> <p>Grade 2 or 3a Agricultural Land</p>											
Category 2: Constraints	Area of Significant Historic Landscape			Would the development of the site impact upon the connectivity of habitats?	Yes											
						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required						



Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Includes the alignment of the 1822 Hetton Colliery Railway.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site provides natural greenspace and forms part of a narrow Green Infrastructure corridor / cycleway..		
								Category 2: Constraints Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)
			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Flooding				Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and Source Protection Zone, and is affected by 1:30 incidence surface water flooding.		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? Within accessible location.	Access considered based on end use. Farringdon Bypass scheme reserved route. Public footpath through site.
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Sloping site, partly landfilled.		What is considered suitable on the site? Residential	How many homes could be provided? 62	20dppha	Potentially suitable for development	
				Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required		High Impact – significant mitigation required
				Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electrified line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required		High Impact – significant mitigation required
Site Appraisal Conclusion				Site Appraisal Conclusion				
				Site is considered suitable for development				
				Site is considered potentially suitable for development				
				Site is not considered suitable for development				



SLR Ref:		Site Area: 0.80ha		Site Location: South end of The Blackie open space, Fordfield Road, Sunderland.		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100	
SHLAA Ref: 636		Present Land Use: Amenity greenspace		Adjacent Uses: Housing and greenspace		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact	
Site Photos				Designations Map				Cumulative Impact <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity 				1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>		<input type="checkbox"/>			
												2. Safeguard the countryside from further encroachment?		<input type="checkbox"/>		<input type="checkbox"/>			
								3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor?		<input type="checkbox"/>		<input type="checkbox"/>							
Key Designations: UDP SA20.1 New Community Facilities L1/7/9 Open Space				Adjacent Designations:				4. Preserve the special & separate characteristics of historic settlements?		<input type="checkbox"/>		<input type="checkbox"/>							
Landscapes and Townscape				No significant issues identified.				5. Assist in the regeneration of the urban area?		<input type="checkbox"/>		<input type="checkbox"/>							
Category 1: Significant Constraints								Biodiversity				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.							
Category 2: Constraints				Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] <input checked="" type="checkbox"/> Adverse impact on Site of Special Scientific Interest (SSSI) <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"/> 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? <input type="checkbox"/>															
Grade 1 Agricultural Land				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 <input type="checkbox"/>		High Impact - significant mitigation required <input type="checkbox"/>							
Ancient Woodland								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				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)				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				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>				Medium Impact - mitigation required <input type="checkbox"/>		High Impact - significant mitigation required <input type="checkbox"/>									
Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>				Medium Impact - mitigation required <input type="checkbox"/>		High Impact - significant mitigation required <input type="checkbox"/>									


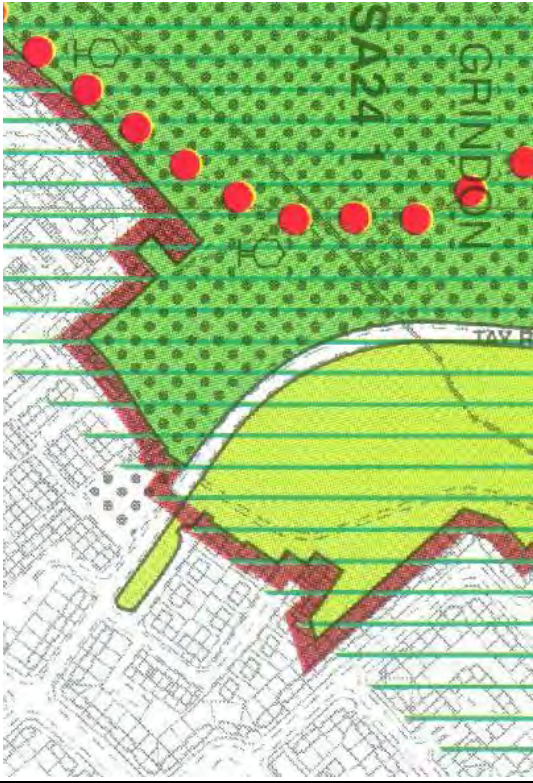
Historic Environment and Culture				Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Medium Impact - mitigation required	High Impact – significant mitigation required	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms part of The Blackie open space (it is also identified for a youth & community facility in the 1998 UDP). The site forms part of a Green Infrastructure corridor that links the River Wear to King George V Park and Silksworth.					
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	
Flooding				Infrastructure and Services								
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		No significant issues identified.		Medium Impact - mitigation required	High Impact – significant mitigation required	Category 1: Significant Constraints Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.	Junction spacing arrangement to be agreed. Footpath connections to existing network of public footpaths. School places are limited, and new developments in this area which will exacerbate the issue and potential to further increase the capacity of the existing schools is limited.					
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Category 2: Constraints 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.		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	
Ground Conditions & Contamination				Suitability and Deliverability								
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Former quarry – potential for contamination / land stability.		Medium Impact - mitigation required	High Impact – significant mitigation required	Site Appraisal Conclusion What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 25 35dpha					
								Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Site is considered suitable for development	Site is considered potentially suitable for development 	Site is not considered suitable for development
								Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Potentially suitable for development if issues can be overcome		






SLR Ref: 638	Site Area: 3.78ha	Site Location: Land west of Tunstall Hills, Tunstall Hope Road, Sunderland		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	
SHLAA Ref:		Site appraised for: Residential		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Urban?		Urban fringe?	<input checked="" type="checkbox"/>	Open countryside?
Present Land Use: Agriculture	Adjacent Uses: Nature reserve, housing, agriculture	Site Photos 		Is the site in the Green Belt?						
		Designations Map 		Is the site in a Settlement Break?						
		Key Designations: UDP CN6 Settlement Breaks B14 Areas of Potential Archaeological Importance EN10 White Land		Settlement Break Separation The Settlement Break forms a Green Infrastructure corridor from the centre of the Sunderland conurbation eastwards to the coast. This corridor was specifically identified in the 1998 UDP, and its physical retention since the 1960's has enabled the former stand-alone settlements of Silksworth and Ryhope to remain (in-part) separate to the rest of the city. The open countryside forms part of the Coastal Limestone Plateau and in landscape terms it critically supports the backdrop to the Tunstall Hills LNR.						
		Adjacent Designations: • SSSI (CN20) • Agriculture • Residential		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>		Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment
Landscape and Townscape				Biodiversity						
Category 1: Significant Constraints	Grade 1 Agricultural Land Ancient Woodland	Helps to form the backdrop to the Tunstall Hills and is identified as an area of higher landscape value. Quality of agricultural land not known. TPO's along the western boundary of the site.		Category 1: Significant Constraints		Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI)		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Also forms part of the wildlife corridor linking the Tunstall Hills to Silksworth Recreation Centre and the coast. Evidence of priority species on and in vicinity of site.		
Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land			Category 2: Constraints		Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?				
	Area of Significant Historic Landscape	Zero/Low Impact - no or minimal mitigation required				Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor				
Historic Environment and Culture				Green Infrastructure		Would the development of the site impact upon the connectivity of habitats?		Yes: <input checked="" type="checkbox"/>		High Impact - significant mitigation required <input checked="" type="checkbox"/>




Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints	Historic Park or Garden (EH List)		The site forms part of the Green Infrastructure corridor linking Silksworth to the coast. The site also incorporates a public bridleway leading to the Tunstall Hills.	
	World Heritage Site & Setting (+ candidate)				Village Green			
Category 2: Constraints	Grade I/Grade II* Listed Building/Structure			Category 2: Constraints	Public Open Space/Playing Field/Play Area			
	Grade II Listed Building/Structure				Natural greenspace			
	Conservation Area				Allotment			
	Archaeological Site (Known & potential)				Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor			✓
Flooding			Infrastructure and Services					
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation?			Existing road network constrained with limited junction capacity to south-west. Visibility and road alignment issue. Bridleway user route to Tunstall Hills.	
	Flood Risk Zone 3A (High Vulnerability)			Is there water and sewerage capacity for site requirements?				
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	✓	Zero/Low Impact - no or minimal mitigation required	Is there education/community/health facility capacity for site requirements?			Medium Impact - mitigation required	
	Groundwater Flooding			What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?				
	Surface Water Flooding – % of land within 1 in 30 incidence (high)			Limited accessibility to local facilities.		High Impact – significant mitigation required		
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)							
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)							
Critical Drainage Area								
Source Protection Zone								
Ground Conditions & Contamination								
Site Topography	Predominantly Flat		Sloping site.	Suitability and Deliverability				
	Gentle Slope			What is considered suitable on the site?	Agriculture		Site is considered suitable for development	Site is not considered suitable for development
	Undulating			How many homes could be provided?	57	20dpha		
Steep Slope	How many jobs could the site provide for?							
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion				
	Electricity Pylon (+ 10m buffer zone)			Numerous issues, not suitable for development		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
Category 2: Constraints	HSE COMAH Middle or Outer Zone		✓					
	Landfill sites, Contaminated land							
	Minerals Legacy (quarries and coal mining)							
	Minerals Safeguarded Area							
High Voltage electricity line(+10m buffer zone)								


SLR Ref: 648		Site Area: 84.24ha		Site Location: Land at Hastings Hill Farm and Middle Herrington Farm, Sunderland		YES <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100		Open countryside?		✓																			
SHLAA Ref:						NO <input type="checkbox"/>		Urban?				Urban fringe?		✓		Impact		No impact																			
Present Land Use: Agriculture		Adjacent Uses: Residential, road, greenspace		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		1		2		3		4		5															
Site Photos				Designations Map				Green Belt Separation		NO <input checked="" type="checkbox"/>		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?		✓		□					
Key Designations:		<ul style="list-style-type: none"> UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors B14 Areas of Potential Archaeological Importance B12 Scheduled Ancient Monuments CN20 SSSI M5 Limit of Shallow Coalfield Area 		Adjacent Designations:		<ul style="list-style-type: none"> Residential Greenspace Agriculture Dual carriageway 		Cumulative Impact		<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area 		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		✓		✓		✓															
Landscape and Townscape								Biodiversity																													
Category 1: Significant Constraints		Grade 1 Agricultural Land				Most of the area comprises Grade 2 or 3A agricultural land, and it forms an area of higher landscape value associated with the Magnesian Limestone Escarpment. Much of the area is also protected as a Scheduled Ancient Monument, thereby constituting significant historic landscape.		Category 1: Significant Constraints		Adverse impact on European sites (Bamsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		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		✓		✓	
Category 2: Constraints		Area of High Landscape Value or Significance		✓				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)										Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		✓		✓		✓							
		Tree Preservation Order (TPO)								Adverse impact on Local Wildlife Site (LWS)										Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		✓		✓		✓							
		Grade 2 or 3a Agricultural Land		✓						Adverse impact on Local Wildlife Site (LWS)										Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		✓		✓		✓							
		Area of Significant Historic Landscape		✓						Adverse impact on Local Wildlife Site (LWS)										Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		✓		✓		✓							


Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	✓	Does the site have any historical or archaeological significance? The site includes 2 Scheduled Ancient Monuments, the Hastings Hill Round Barrow, cursus and causeway enclosure Scheduled Ancient Monuments, and other smaller sites of local archaeological significance. It is also adjacent and within setting of the grade II listed Middle Herrington Farm.	Category 1: Significant Constraints	Historic Park or Garden (EH List)		Site forms an essential part of the Green Infrastructure corridor leading into Barnes Park Extensions, and also forms part of the wider strategic corridor running between the River Wear and County Durham. Public rights of way runs through the site.	
	World Heritage Site & Setting (+ candidate)				Village Green			
Category 2: Constraints	Grade I/Grade II* Listed Building/Structure			Category 2: Constraints	Public Open Space/Playing Field/Play Area			
	Conservation Area	✓			Natural greenspace			
	Archaeological Site (Known & potential)	✓	Zero/Low Impact - no or minimal mitigation required		Allotment		Medium Impact - mitigation required	
					Public Right of Way (cycleway/footpath/bridleway)	✓		
			High Impact – significant mitigation required		Green Infrastructure corridor	✓	High Impact – significant mitigation required	
					Is the proposed development site designated as open space or playing fields?	No.		
Flooding				Infrastructure and Services				
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site lies within a Critical Drainage Area and Source Protection Zone, and contains areas affected by 1:30 incidence surface water flooding. Part of the site has low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation?		Existing road network constrained with limited junction capacity. Access through existing residential areas limited by on-street parking. Visibility and road alignment issue. Public rights of way and user-routes.	
	Flood Risk Zone 3A (High Vulnerability)				Is there water and sewerage capacity for site requirements?			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	✓	Zero/Low Impact - no or minimal mitigation required		Is there education/community/health facility capacity for site requirements?		Medium Impact - mitigation required	
	Groundwater Flooding				What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			
	Surface Water Flooding – % of land within 1 in 30 incidence (high)	<5			Isolated from local facilities.			
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	<5						
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	<5						
	Critical Drainage Area	✓	High Impact – significant mitigation required				High Impact – significant mitigation required	
	Source Protection Zone	✓						
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography	Predominantly Flat		No significant issues identified.		What is considered suitable on the site?		Site is considered suitable for development	
	Gentle Slope	✓			How many homes could be provided?	1264		20dpha
	Undulating				How many jobs could the site provide for?			
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required		Site Appraisal Conclusion		Site is not considered suitable for development	
	Electricity Pylon (+ 10m buffer zone)				Site is located within Green Belt.			
Category 2: Constraints	HSE COMAH Middle or Outer Zone							
	Landfill sites, Contaminated land							
	Minerals Legacy (quarries and coal mining)							
	Minerals Safeguarded Area							
	High Voltage electricity line(+10m buffer zone)							

SLR Ref: SHLAA Ref: 651	Site Area: 1.84ha	Site Location: Tay Road football pitches, Thorney		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100			
Present Land Use: Sports pitches Adjacent Uses: Parkland, residential		Site appraised for: Residential	Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Urban? <input checked="" type="checkbox"/>	Urban fringe? <input type="checkbox"/>	Open countryside? <input type="checkbox"/>	Impact	No impact		
Site Photos 		Designations Map 		Is the site in a Settlement Break?		<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/></p> <p>4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>					
Key Designations: UDP L1/7/9 Existing open space SA24.1 new open space CN23 Wildlife corridorsB14 Areas of Potential Archaeological Importance		Adjacent Designations:		Cumulative Impact							
<ul style="list-style-type: none"> • Parkland • Residential 		<ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • Within Critical Drainage Area 									
Landscape and Townscape				Biodiversity							
Category 1: Significant Constraints	Grade 1 Agricultural Land Ancient Woodland	No significant issues identified.		Category 1: Significant Constraints	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	<input checked="" type="checkbox"/>	Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Site also forms part of the Barnes Park wildlife corridor, lies adjacent to a Proposed Local Wildlife Site and lies within 500m of ponds.				
Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land			Category 2: Constraints	Adverse impact on Site of Special Scientific Interest (SSSI) 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)	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
	Area of Significant Historic Landscape			Category 2: Constraints	Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>					
				Would the development of the site impact upon the connectivity of habitats?		Yes					
				Zero/Low Impact - no or minimal mitigation required		<input checked="" type="checkbox"/>	Medium Impact - mitigation required		High Impact - significant mitigation required		
						<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		

Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological importance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site provides sports pitches, and lies within the Barnes Park green infrastructure corridor. A right of way follows the eastern site edge.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.	Potential access from Station Road subject to junction spacing and visibility requirements
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Site Appraisal Conclusion Potentially suitable for development	
No significant issues identified.		Residential 58 35dpha	
Zero/Low Impact - no or minimal mitigation required 		Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development	
			
			

SLR Ref: 663	Site Area: 0.11 ha	Site Location: Former East Herrington Library, Farringdon, 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: Former library							Would development on this site impact upon the five purposes of the Green Belt?		Impact	No impact			
Adjacent Uses: Housing							1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>	<input type="checkbox"/>			
Site Photos				Designations Map				2. Safeguard the countryside from further encroachment?		<input type="checkbox"/>	<input type="checkbox"/>		
								3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?		<input type="checkbox"/>	<input type="checkbox"/>		
				Key Designations: UDP L1/7/9 Existing open space				Adjacent Designations:		4. Preserve the special & separate characteristics of historic settlements?			
								• Residential		5. Assist in the regeneration of the urban area?			
								• Greenspace		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.			
Landscape and Townscape				Biodiversity				Cumulative Impact					
Category 1: Significant Constraints	Grade I Agricultural Land	No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>			
	Ancient Woodland					Category 2: Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)					
Category 2: Constraints	Area of High Landscape Value or Significance							Adverse impact on Local Nature Reserve (LNR)					
	Tree Preservation Order (TPO)							Are there any known European protected species/habitats on or adjacent to the site?					
	Grade 2 or 3a Agricultural Land							Adverse impact on Local Wildlife Site (LWS)					
	Area of Significant Historic Landscape							Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>			
								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		<input checked="" type="checkbox"/>		High Impact - significant mitigation required	
								Medium Impact - mitigation required		<input checked="" type="checkbox"/>		High Impact - significant mitigation required	
								Zero/Low Impact - no or minimal mitigation required		<input checked="" type="checkbox"/>		High Impact - significant mitigation required	

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 5 45dpha How many jobs could the site provide for?		
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			Site Appraisal Conclusion Has planning approval and is suitable for development		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Site is considered suitable for development 		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site is considered potentially suitable for development		
			Site is not considered suitable for development		

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

Site is considered suitable for development 

Site is considered potentially suitable for development



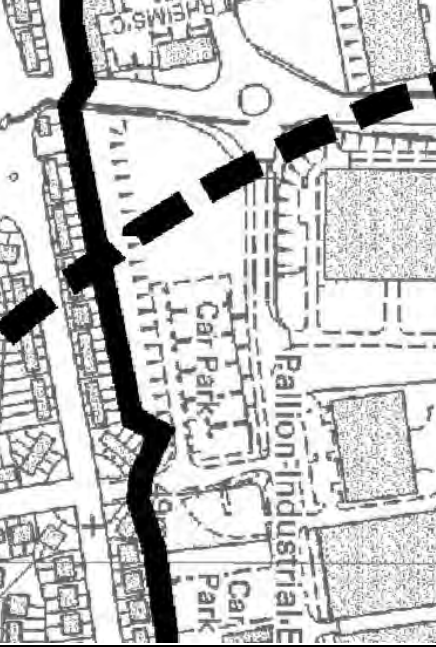
Site is not considered suitable for development


SLR Ref: 731	Site Area: 0.59ha	Site Location: Plot 1, Pallion Industrial Estate, Sunderland		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100																																	
SHLAA Ref:						Urban?	<input checked="" type="checkbox"/>	Urban fringe?		Open countryside?																																
Present Land Use: Vacant employment land	Adjacent Uses: Allotments and employment	Site appraised for:	Employment	Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and 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.																																				
Site Photos 		UDP Designations Map 		Cumulative Impact	<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 																																					
Key Designations: UDP SA1.6 Existing employment site M5 Eastern Limit of Shallow Coalfield Area		Adjacent Designations:																																								
<ul style="list-style-type: none"> Employment land Allotments Railway 																																										
Landscape and Townscape																																										
Category 1: Significant Constraints	Grade 1 Agricultural Land	No significant issues identified.																																								
	Ancient Woodland																																									
Category 2: Constraints	Area of High Landscape Value or Significance																																									
	Tree Preservation Order (TPO)																																									
	Grade 2 or 3a Agricultural Land																																									
	Area of Significant Historic Landscape	Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required																																				
				<table border="1"> <tr> <td>Category 1: Significant Constraints</td> <td>Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Adverse impact on Site of Special Scientific Interest (SSSI)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Nature Reserve (LNR)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known European protected species/habitats on or adjacent to the site?</td> <td></td> </tr> <tr> <td>Category 2: Constraints</td> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Geodiversity Site (LGS)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known UK protected species/habitats on or adjacent to the site?</td> <td></td> </tr> <tr> <td></td> <td>Wildlife Corridor</td> <td></td> </tr> <tr> <td colspan="2">Would the development of the site impact upon the connectivity of habitats?</td> <td>No.</td> </tr> </table>			Category 1: Significant Constraints	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	<input checked="" type="checkbox"/>		Adverse impact on Site of Special Scientific Interest (SSSI)			Adverse impact on Local Nature Reserve (LNR)			Are there any known European protected species/habitats on or adjacent to the site?		Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Are there any known UK protected species/habitats on or adjacent to the site?			Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		No.	Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required				
Category 1: Significant Constraints	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	<input checked="" type="checkbox"/>																																								
	Adverse impact on Site of Special Scientific Interest (SSSI)																																									
	Adverse impact on Local Nature Reserve (LNR)																																									
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	Adverse impact on Local Geodiversity Site (LGS)																																									
	Are there any known UK protected species/habitats on or adjacent to the site?																																									
	Wildlife Corridor																																									
Would the development of the site impact upon the connectivity of habitats?		No.																																								
Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).																																										

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site provides informal scrub / natural greenspace and lies adjacent to the River Wear GI corridor.
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site is subject to lower incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? 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 plot restricted by boundary of plot 2 to south. Allotments to east. Metro track and footpath / cycleway to north.
Ground Conditions & Contamination					
Site Topography	Predominantly Flat	No significant issues identified.	Suitability and Deliverability		
	Gentle Slope		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion		
			Steep Slope	Retain as employment	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		High Impact – significant mitigation required	Site Appraisal Conclusion		
			High Voltage electricity line(+10m buffer zone)	Retain as employment	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development

SLR Ref: 732	Site Area: 1.31ha	Site Location: Plots 4-7, Pallion Industrial Estate, Pallion Way, Sunderland	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: Employment land	Adjacent Uses: Housing and employment	Site appraised for: Employment land	Is the site in the Green Belt? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Is the site in a Settlement Break? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt?	Impact	No impact
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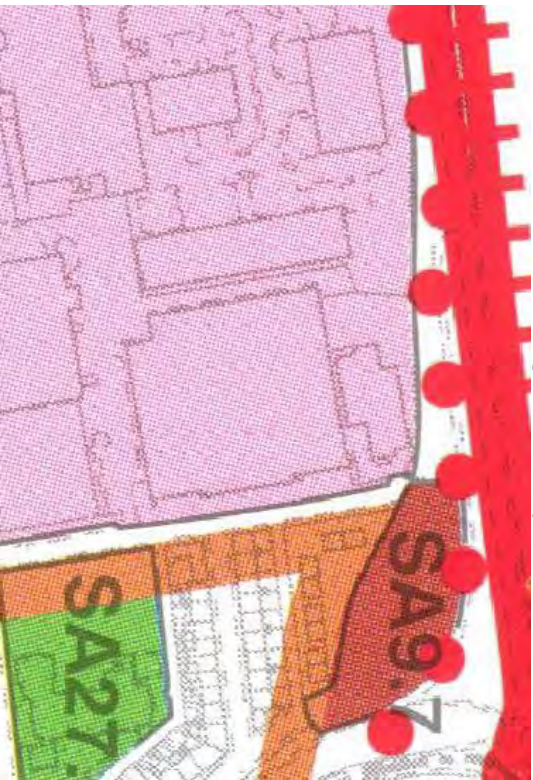
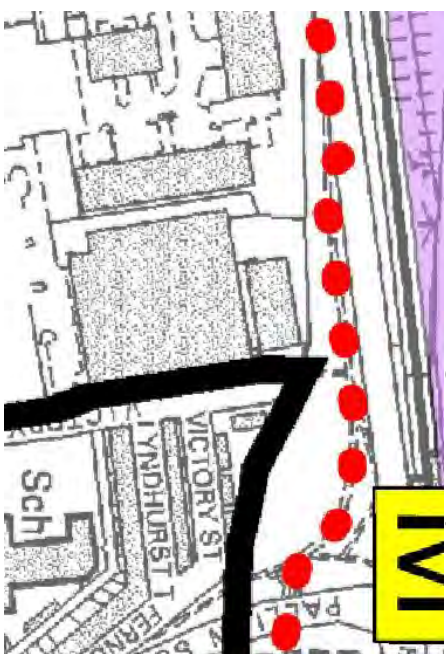


 <p>Site Photos</p>	 <p>UDP Designations Map</p>	 <p>Alteration No. 2 Designations Map</p>	<p>Key Designations:</p> <ul style="list-style-type: none"> UDP SA1.6 Existing employment site M5 Eastern Limit of Shallow Coalfield Area 	<p>Adjacent Designations:</p> <ul style="list-style-type: none"> Residential Employment land 	<p>Cumulative Impact</p> <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 	<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>	<p>Brownfield %</p> <p>Urban? <input checked="" type="checkbox"/></p> <p>Urban fringe? <input type="checkbox"/></p> <p>Open countryside? <input type="checkbox"/></p>
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	<p>Category 1: Significant Constraints</p> <p>Grade 1 Agricultural Land</p> <p>Ancient Woodland</p>	<p>Category 1: Significant Constraints</p> <p>Grade 1: Agricultural Land</p> <p>Grade 2 or 3a Agricultural Land</p>	<p>Category 2: Constraints</p> <p>Area of High Landscape Value or Significance</p> <p>Tree Preservation Order (TPO)</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 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>Category 2: Constraints</p> <p>Area of High Landscape Value or Significance</p> <p>Tree Preservation Order (TPO)</p>	<p>Category 2: Constraints</p> <p>Area of High Landscape Value or Significance</p> <p>Tree Preservation Order (TPO)</p>	<p>Category 2: Constraints</p> <p>Area of High Landscape Value or Significance</p> <p>Tree Preservation Order (TPO)</p>
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<p>Landscape and Townscape</p>									
<p>No significant issues identified.</p>									
<p>Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).</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>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>
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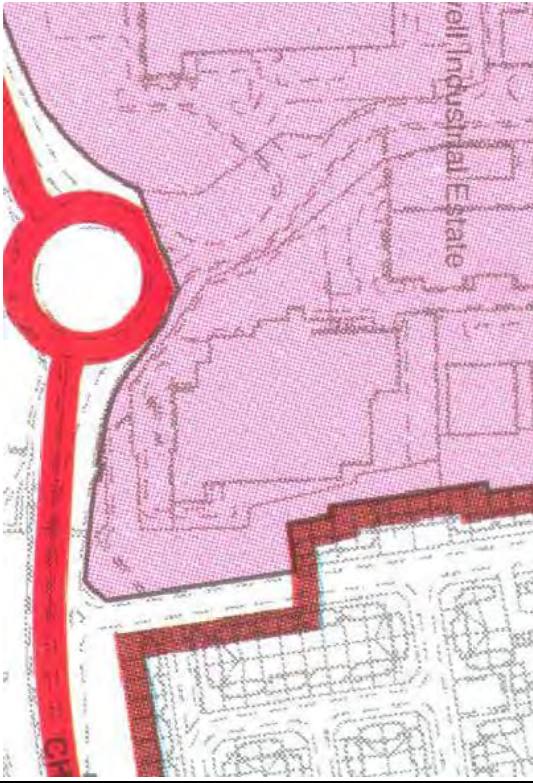
Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		A small amount of natural greenspace (shelter belt) exists to the west of the site.
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Access via existing industrial road via Pallion Way and established entrance points on European Way. Car parking provision and HGV access based on end use.
Ground Conditions & Contamination					
Site Topography	Predominantly Flat	<input checked="" type="checkbox"/>	Industrial uses may mean that contamination is present.		
	Gentle Slope				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Steep Slope	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required <input checked="" type="checkbox"/>	High Impact – significant mitigation required	Site Appraisal Conclusion Retain as employment <input checked="" type="checkbox"/>
	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				
Site Suitability and Deliverability		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment		






SLR Ref: 733		Site Area: 0.95ha		Site Location: Plots 10-11, Pallion Industrial Estate, Pallion Way, Sunderland		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: Vacant employment land		Adjacent Uses: Employment		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?		Impact		No impact					
Site Photos				UDP Designations Map				Alteration No.2 Designations Map				<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>					
																	
Key Designations: UDP SA1.6 Existing employment site				Adjacent Designations: • Employment land				Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment									
Landscape and Townscape				Biodiversity													
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		✓		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).			
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)		Are there any known European protected species/habitats on or adjacent to the site?				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)							
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Geodiversity Site (LGS)				Would the development of the site impact upon the connectivity of habitats?		No.					
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
																	
Historic Environment and Culture				Green Infrastructure													


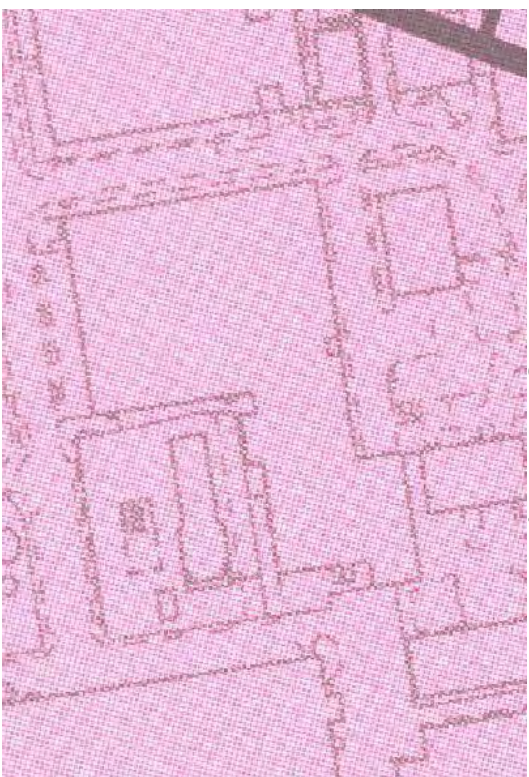

Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints	Historic Park or Garden (EH List)	No significant issues identified.	
	World Heritage Site & Setting (+ candidate)			Village Green		
	Grade I/Grade II* Listed Building/Structure			Cemetery / Churchyard		
Category 2: Constraints	Grade II Listed Building/Structure	Category 2: Constraints	Public Open Space/Playing Field/Play Area			
	Conservation Area		Natural greenspace			
	Archaeological Site (Known & potential)		Allotment			
		Zero/Low Impact - no or minimal mitigation required ✓	Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor		Zero/Low Impact - no or minimal mitigation required ✓	
		Medium Impact - mitigation required			Medium Impact - mitigation required	
		High Impact - significant mitigation required			High Impact - significant mitigation required	
Flooding						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Infrastructure and Services	Is there road capacity for site traffic generation?	✓	Access via Victory Street
	Flood Risk Zone 3A (High Vulnerability)			Is there water and sewerage capacity for site requirements?		
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Zero/Low Impact - no or minimal mitigation required	Is there education/community/health facility capacity for site requirements?		Zero/Low Impact - no or minimal mitigation required ✓	
	Groundwater Flooding		What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			
	Surface Water Flooding – % of land within 1 in 30 incidence (high)					
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)					
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)		15%			
	Critical Drainage Area	High Impact - significant mitigation required ✓			High Impact - significant mitigation required	
	Source Protection Zone					
Ground Conditions & Contamination						
Site Topography	Predominantly Flat	Industrial uses may mean that contamination is present.	Suitability and Deliverability			
	Gentle Slope		What is considered suitable on the site?	Employment		
	Undulating		How many homes could be provided?			
	Steep Slope		How many jobs could the site provide for?			
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone	Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion			
	Electricity Pylon (+ 10m buffer zone)		Retain as employment	Site is considered suitable for development ✓	Site is considered potentially suitable for development	Site is not considered suitable for development
Category 2: Constraints	HSE COMAH Middle or Outer Zone	Medium Impact - mitigation required ✓				
	Landfill sites, Contaminated land					
	Minerals Legacy (quarries and coal mining)					
	Minerals Safeguarded Area					
	High Voltage electricity line(+10m buffer zone)					


SLR Ref: 734	Site Area: 0.24ha	Site Location: South side of Pallion New Road, west of Petrol Station, Sunderland	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield %	100	Greenfield %	0	Open countryside?	
SHLAA Ref:					Urban?	<input checked="" type="checkbox"/>	Urban fringe?		Impact	No impact
Present Land Use: Vacant employment land		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?					
Adjacent Uses: Employment			Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	1. Check unrestricted sprawl of the built-up area?					
Site Photos			UDP Designations Map		2. Safeguard the countryside from further encroachment?					
					3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?					
			Key Designations: UDP SA1.1 Existing employment site		Adjacent Designations:		4. Preserve the special & separate characteristics of historic settlements?			
					Cumulative Impact		5. Assist in the regeneration of the urban area?			
					<ul style="list-style-type: none">• Subject to Habitats Regulations Assessment		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.			
Landscape and Townscape			Biodiversity		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).					
Category 1: Significant Constraints	Grade I Agricultural Land	No significant issues identified.	Category 1: Significant Constraints	Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	<input checked="" type="checkbox"/>					
	Ancient Woodland			Adverse impact on Site of Special Scientific Interest (SSSI)						
Category 2: Constraints	Area of High Landscape Value or Significance			Adverse impact on Local Nature Reserve (LNR)						
	Tree Preservation Order (TPO)			Are there any known European protected species/habitats on or adjacent to the site?						
	Grade 2 or 3a Agricultural Land			Adverse impact on Local Wildlife Site (LWS)						
	Area of Significant Historic Landscape		Category 2: Constraints	Adverse impact on Local Geodiversity Site (LGS)						
				Are there any known UK protected species/habitats on or adjacent to the site?						
				Wildlife Corridor						
				Would the development of the site impact upon the connectivity of habitats?	No.					
			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<input checked="" type="checkbox"/>	



Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Local archaeological importance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Provides informal natural greenspace linked to the adjacent cycleway.			
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required		
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/>	The site is subject to lower incidence groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? 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"/>	Road network to alter as part of Phase 3 of the Sunderland Strategic Transport Corridor. Metro track and multi-user route to south.		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required		
Ground Conditions & Contamination			Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	Industrial uses may mean that contamination is present.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Sunderland Strategic Transport Corridor improvements	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered suitable for development		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	Medium Impact - mitigation required	High Impact – significant mitigation required	Employment Land Review recommends that this site is no longer required for employment purposes, and the site has been proposed to form part of the Sunderland Strategic Transport Corridor.	Site is considered potentially suitable for development		

SLR Ref: 735		Site Area: 1.66ha		Site Location: Pennywell Ind Estate, Plot 1, Sunderland		YES <input type="checkbox"/>		Brownfield %		100		Greenfield %		0			
SHLAA Ref:						NO <input checked="" type="checkbox"/>		Urban?		<input checked="" type="checkbox"/>		Urban fringe?					
Present Land Use: Vacant employment land				Site appraised for: Employment land				Is the site in the Green Belt?				YES <input type="checkbox"/>					
Adjacent Uses: Employment and housing								NO <input checked="" type="checkbox"/>				Is the site in a Settlement Break?					
Site Photos				Designations Map													
																	
				Key Designations: UDP SA1.5 Employment land													
				Adjacent Designations:													
				<ul style="list-style-type: none"> • Employment • Residential 													
				Cumulative Impact													
				<ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment 													
Landscape and Townscape				Biodiversity													
Category 1: Significant Constraints		Grade 1 Agricultural Land		No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).			
		Ancient Woodland						Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)							
Category 2: Constraints		Area of High Landscape Value or Significance						Category 2: Constraints		Adverse impact on Local Nature Reserve (LNR)							
		Tree Preservation Order (TPO)				Adverse impact on Local Wildlife Site (LWS)											
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Geodiversity Site (LGS)											
		Area of Significant Historic Landscape				Are there any known UK protected species/habitats on or adjacent to the site?											
						Wildlife Corridor											
						Would the development of the site impact upon the connectivity of habitats?		No.									
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required					
				<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>					





Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.					
								Category 2: Constraints Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				No significant issues identified.							
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone				Zero/Low Impact - no or minimal mitigation required 							
Ground Conditions & Contamination Site Topography Predominantly Flat <input checked="" type="checkbox"/> Gentle Slope Undulating Steep Slope				Possible contamination from previous industrial uses.							
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Zero/Low Impact - no or minimal mitigation required							
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Medium Impact - mitigation required 							
Suitability and Deliverability What is considered suitable on the site? Mixed use How many homes could be provided? How many jobs could the site provide for?				Site Appraisal Conclusion Employment Land Review recommends that the site could be reconsidered for mixed uses. Non 'B' uses already permitted on part of the site.							
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							

SLR Ref: 754	Site Area: 1.04ha	Site Location: Plots 8-9, Pallion Industrial Estate, Pallion Way, 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	Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.				
Site Photos 		UDP Designations Map 		Cumulative Impact						
		Key Designations:	UDP SA1.6 Existing employment site M5 Eastern Limit of Shallow Coalfield Area	Adjacent Designations:	<ul style="list-style-type: none"> • Employment land 					
				Biodiversity		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).				
Category 1: Significant Constraints	Grade I Agricultural Land Ancient Woodland	No significant issues identified.		Category 1: Significant Constraints	Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?					
Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land			Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor					
	Area of Significant Historic Landscape			Would the development of the site impact upon the connectivity of habitats?	No.					
				Impact Assessment		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/> Medium Impact - mitigation required <input type="checkbox"/> High Impact - significant mitigation required <input type="checkbox"/>				

Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.				
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Infrastructure and Services Is there road capacity for site traffic generation? 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 existing industrial road via Pallion Way. Car parking provision and HGV access based on end use.				
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Zero/Low Impact - no or minimal mitigation required 		Medium Impact - mitigation required 		High Impact – significant mitigation required 		
Ground Conditions & Contamination				Suitability and Deliverability					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Industrial uses may mean that contamination is present.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?		Employment			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required 		Medium Impact - mitigation required 		High Impact – significant mitigation required 			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Retain as employment		Site is considered suitable for development 		Site is considered potentially suitable for development 		Site is not considered suitable for development 	

SLR Ref: 755		Site Area: 0.14ha		Site Location: Pennywell Ind Estate, Plot 2, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		100					
SHLAA Ref:						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input checked="" type="checkbox"/> Urban fringe?		<input type="checkbox"/> Open countryside?							
Present Land Use: Vacant employment land				Adjacent Uses: Employment and housing				Is the site in a Settlement Break?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		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"/>					
Site Photos				Designations Map				2. Safeguard the countryside from further encroachment? <input type="checkbox"/>		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor? <input type="checkbox"/>		4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>		5. Assist in the regeneration of the urban area? <input type="checkbox"/>			
								Cumulative Impact <ul style="list-style-type: none"> Subject to Habitats Regulations Assessment 		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.							
Key Designations: UDP SA1.5 Employment land				Adjacent Designations: <ul style="list-style-type: none"> Employment Residential 													
Landscape and Townscape				Biodiversity													
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		✓		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).			
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?									
		Grade 2 or 3a Agricultural Land		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)											
		Area of Significant Historic Landscape		Adverse impact on Local Geodiversity Site (LGS)				Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor									
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Would the development of the site impact upon the connectivity of habitats? No.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	

Historic Environment and Culture				Green Infrastructure									
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.							
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment				
Flooding			Infrastructure and Services										
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		No significant issues identified.		Is there road capacity for site traffic generation?	<input checked="" type="checkbox"/>	Access via existing industrial roads. Car parking provision and HGV access based on end use.							
				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"/> <input checked="" type="checkbox"/>								
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required	<input checked="" type="checkbox"/>	Medium Impact - mitigation required	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required					
				Ground Conditions & Contamination				Suitability and Deliverability	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
				Site Topography	Predominantly Flat Gentle Slope Undulating Steep Slope	<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?	Employment	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
				Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered suitable for development	<input checked="" type="checkbox"/>	Site is not considered suitable for development	
Site Appraisal Conclusion				Retain employment allocation									



SLR Ref: 775		Site Area: 1.13ha		Brownfield %		100		Greenfield %		0																									
SHLAA Ref:		Site Location: Former Shipyard, Pallion New Road, Sunderland		Urban?		✓		Urban fringe?		Open countryside?																									
Present Land Use: Industrial / warehouse		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				Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>																													
						<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>																											
		<p>Key Designations:</p> <p>Alteration No.2: SAGB 2, Pallion Yard support in longer term for mixed use development.</p> <p>UDP CN23 Wildlife Corridors</p>		<p>Adjacent Designations:</p> <ul style="list-style-type: none"> Riverside Employment Commercial 		<p>Cumulative Impact</p> <ul style="list-style-type: none"> Subject to Habitats Regulations Assessment 																													
<p>Landscape and Townscape</p>																																			
<p>Category 1: Significant Constraints</p> <table border="1"> <tr> <td>Grade 1 Agricultural Land</td> <td></td> </tr> <tr> <td>Ancient Woodland</td> <td></td> </tr> </table>		Grade 1 Agricultural Land		Ancient Woodland		Lies within an area of historic and high landscape value along the River Wear.		<p>Category 1: Significant Constraints</p> <table border="1"> <tr> <td>Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</td> <td>✓</td> </tr> <tr> <td>Adverse impact on Site of Special Scientific Interest (SSSI)</td> <td></td> </tr> <tr> <td>Adverse impact on Local Nature Reserve (LNR)</td> <td></td> </tr> <tr> <td>Are there any known European protected species/habitats on or adjacent to the site?</td> <td></td> </tr> <tr> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td></td> </tr> </table>		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	✓	Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		<p>Category 2: Constraints</p> <table border="1"> <tr> <td>Area of High Landscape Value or Significance</td> <td>✓</td> </tr> <tr> <td>Tree Preservation Order (TPO)</td> <td></td> </tr> <tr> <td>Grade 2 or 3a Agricultural Land</td> <td></td> </tr> <tr> <td>Area of Significant Historic Landscape</td> <td>✓</td> </tr> </table>		Area of High Landscape Value or Significance	✓	Tree Preservation Order (TPO)		Grade 2 or 3a Agricultural Land		Area of Significant Historic Landscape	✓	<p>Zero/Low Impact - no or minimal mitigation required</p>		<p>Medium Impact - mitigation required</p> <p>✓</p>		<p>High Impact - significant mitigation required</p> <p>✓</p>	
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Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	✓																																		
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Are there any known UK protected species/habitats on or adjacent to the site?																																			
Wildlife Corridor	✓																																		
		<p>Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also forms a key part of the River Wear wildlife corridor.</p>																																	

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? Local archaeological significance relating to shipbuilding and historic riverside village of Pallion.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	The site lies within the River Wear strategic Green Infrastructure corridor.
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input type="checkbox"/> <input checked="" type="checkbox"/>		Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input type="checkbox"/> <input checked="" type="checkbox"/>	
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/> <input type="checkbox"/>	Part of the site is subject to 1:30 incidence surface water flooding. Lower incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Plots 3 and 4 directly affected by Sunderland Strategic Transport Corridor Phase 3. Accommodation works required to maintain access to remaining land parcels.
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input type="checkbox"/> <input checked="" type="checkbox"/>			<input type="checkbox"/> <input type="checkbox"/>	
Ground Conditions & Contamination					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input type="checkbox"/> <input checked="" type="checkbox"/>	Plateau site. Potential contamination from industrial uses.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Mixed use	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input type="checkbox"/> <input type="checkbox"/>		Site Appraisal Conclusion Currently allocated for employment land- Employment Land Review recommends that the site could potentially be allocated for other uses. Following completion of new highway projects the site may be suitable for residential development		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input type="checkbox"/> <input checked="" type="checkbox"/>				



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

SLR Ref: 812		Site Area: 31.50ha		Site Location: South Hylton Green Belt, Sunderland		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Brownfield %	0	Greenfield %	100	Urban?	Urban fringe?	Open countryside?	Impact	No impact							
SHLAA Ref:						Green Belt Separation		This portion of Green Belt helps to prevent countryside encroachment and urban sprawl.		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?					
Present Land Use: Greenspace Adjacent Uses: Residential, greenspace		Site Photos		Site appraised for: Potential development		Cumulative Impacts		<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity 		Further to the east, the Green Belt incorporates the vertical cliffs of Claxhough Rock SSSI, which is a key component to the River Wear Estuary landscape. There may also be stability issues beside this area, associated with a former landfill/waste site on the site of the former Ford Paper Works.		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required							
Key Designations:		Designations Map		Adjacent Designations:		Biodiversity		<ul style="list-style-type: none"> CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors L1/7/9 Existing open space CN20 SSSI NA30.3 Key viewpoints 		<ul style="list-style-type: none"> Riverside Residential Greenspace 		<ul style="list-style-type: none"> Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor 		<ul style="list-style-type: none"> Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) 		Site lies within an Area of High Landscape Value, beside the Magnesian Limestone Escarpment, and key viewpoint of River Wear from A19 bridge and Claxhough Rock.		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Site incorporates Claxhough Rock SSSI. Forms a major section of the River Wear wildlife corridor. Priority species are recorded in the area.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Landscape and Townscape						Category 1: Significant Constraints		<ul style="list-style-type: none"> Adverse impact on Local Geodiversity Site (LWS) 		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							
Category 1: Significant Constraints		Grade I Agricultural Land Ancient Woodland				Category 2: Constraints		<ul style="list-style-type: none"> Adverse impact on Local Wildlife Site (LWS) 		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required									
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land				Category 1: Significant Constraints		<ul style="list-style-type: none"> Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor 		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required									

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Local archaeological importance relating to South Hylton village and historic shipyards.		
Category 2: Constraints Grade II listed Building/Structure Conservation Area					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Zero/Low Impact - no or minimal mitigation required		
			Medium Impact - mitigation required		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding			High Impact – significant mitigation required		
			Medium Impact - mitigation required		
Category 1: Significant Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Zero/Low Impact - no or minimal mitigation required		
			Medium Impact - mitigation required		
			High Impact – significant mitigation required		
			Medium Impact - mitigation required		
			High Impact – significant mitigation required		
Ground Conditions & Contamination			Suitability and Deliverability		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			What is considered suitable on the site? Natural greenspace		
			How many homes could be provided? How many jobs could the site provide for?		
			Site Appraisal Conclusion Forms a large area of Green Belt.		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Zero/Low Impact - no or minimal mitigation required		
			Medium Impact - mitigation required		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			High Impact – significant mitigation required		
			Medium Impact - mitigation required		
			High Impact – significant mitigation required		
			High Impact – significant mitigation required		
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			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		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding			Medium Impact - mitigation required		
			High Impact – significant mitigation required		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Zero/Low Impact - no or minimal mitigation required		
			Medium Impact - mitigation required		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding			High Impact – significant mitigation required		
			Medium Impact - mitigation required		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Zero/Low Impact - no or minimal mitigation required		
			Medium Impact - mitigation required		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding			High Impact – significant mitigation required		
			Medium Impact - mitigation required		

SLR Ref: 813		Site Area: 11.99ha		Site Location: Middle Herrington Green Belt, (Herrington Park and West Park), Sunderland		YES <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100							
SHLAA Ref:						NO <input type="checkbox"/>		Urban?				Urban fringe?		<input checked="" type="checkbox"/>							
Present Land Use: Agriculture, parkland Adjacent Uses: Agriculture and housing				Site appraised for: Potential development				Is the site in a Settlement Break?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?							
Site Photos 				Designations Map 				Green Belt Separation These Fields provide limited support to the five purposes of Green belt, though they do provide an established and defensible boundary as well as significant green infrastructure (including Middle Herrington Park and West Park, as well as examples of 'ridge and furrow' farming).				1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>		2. Safeguard the countryside from further encroachment? <input type="checkbox"/>		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/>		4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>		5. Assist in the regeneration of the urban area? <input type="checkbox"/>	
Key Designations: UDP CN2/3/4/5 Green Belt L1/7/9 Existing open space B13 Other Specific Sites and Monuments				Adjacent Designations: • Agriculture • Residential				Cumulative Impacts • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • Within Critical Drainage Area				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required <input checked="" type="checkbox"/>		High Impact - significant mitigation required					
Landscape and Townscape				Biodiversity								Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).									
Category 1: Significant Constraints		Grade I Agricultural Land		Site used to incorporate Herrington Hall, and its grounds, within the historic village of Middle Herrington. Agricultural land quality not known.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>											
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)													
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)													
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?													
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)													
								Adverse impact on Local Geodiversity Site (LGS)													
		Area of Significant Historic Landscape						Are there any known UK protected species/habitats on or adjacent to the site?													
								Wildlife Corridor													
								Would the development of the site impact upon the connectivity of habitats?		No.											
												Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required <input checked="" type="checkbox"/>		High Impact - significant mitigation required					

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? The site forms the former grounds of Herrington Hall, and lies partly within the boundary of the historic village of Middle Herrington.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site incorporates Middle Herrington Park, as well as amenity greenspace known as West Park. It also includes natural greenspace/pasture land.	
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and Source Protection Zone, and is partly affected by 1:30 incidence surface water flooding.	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?		
Ground Conditions & Contamination			Suitability and Deliverability		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓ ✓	No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Parkland / natural greenspace	
Site forms part of the Green Belt.			Site Appraisal Conclusion		
			✓		

SLR Ref: 850	Site Area: 153.60ha	Site Location: Tunstall Hills Settlement Break, Sunderland		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Brownfield %	0	Greenfield %	100		
SHLAA Ref:				<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Urban?		Urban fringe?	<input checked="" type="checkbox"/> Yes	Open countryside?	
Present Land Use: Agriculture, Greenspace	Adjacent Uses: Housing, sports area, school	Site appraised for:	Potential development	Is the site in a Settlement Break?	Would development on this site impact upon the five purposes of the Green Belt?					
Site Photos 		Designations Map 		Settlement Break Separation The Settlement Break forms a Green Infrastructure corridor from the centre of the Sunderland conurbation eastwards to the coast. This corridor was specifically identified in the 1998 UDP, and its physical retention since the 1960's has enabled the former stand-alone settlements of Silksworth and Ryhope to remain (in-part) separate to the rest of the city. It also forms an important separation between Tunstall Bank and Tunstall Village. The open countryside forms part of the Coastal Limestone Plateau and in landscape terms it critically supports the backdrop to the Tunstall Hills LNR and SSSI.		<input type="checkbox"/> 1. Check unrestricted sprawl of the built-up area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Key Designations: UDP CN6 Settlement Breaks B14 Areas of Potential Archaeological Importance EN10 White Land SA23 Ryhope Golf Course SA40, CN20 – LNR, SSSI SA28 Tunstall Hill greenspace CN23 Wildlife corridors		Adjacent Designations: • Residential • Sports Complex • School		<input checked="" type="checkbox"/> 2. Safeguard the countryside from further encroachment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscape and Townscape		Helps to form the backdrop to the Tunstall Hills and is identified as an area of higher landscape value. Quality of agricultural land not known. Numerous TPO's exist to the west of the Settlement Break.		Zero/Low Impact - no or minimal mitigation required		<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"/>	<input type="checkbox"/>	
Category 1: Significant Constraints	Grade I Agricultural Land			Medium Impact - mitigation required		<input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Ancient Woodland			High Impact - significant mitigation required		<input type="checkbox"/> 5. Assist in the regeneration of the urban area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Category 2: Constraints	Area of High Landscape Value or Significance	<input checked="" type="checkbox"/>		Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • Within Critical Drainage Area		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.				
	Tree Preservation Order (TPO)	<input checked="" type="checkbox"/>		Biodiversity		Area lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Also forms part of the wildlife corridor linking the Tunstall Hills to Silksworth Recreation Centre and the coast, and includes a Local Nature Reserve, SSSI, LWS and LGS. A third corridor links Tunstall Hills southwards to the farmland at Burdon. Evidence of priority species on and in vicinity of area.				
	Grade 2 or 3a Agricultural Land	<input type="checkbox"/>		Category 1: Significant Constraints		Category 1: Significant Constraints [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?				
	Area of Significant Historic Landscape			Category 2: Constraints		Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor				
				Would the development of the site impact upon the connectivity of habitats?		<input checked="" type="checkbox"/> Yes				
				Zero/Low Impact - no or minimal mitigation required		Zero/Low Impact - no or minimal mitigation required				
				Medium Impact - mitigation required		Medium Impact - mitigation required				
				High Impact - significant mitigation required		High Impact - significant mitigation required				

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Local archaeological significance, especially around Tunstall Hills and site of former Ryhope Colliery.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The area forms a Green Infrastructure corridor linking Silksworth to the coast, as well as from Tunstall Hills southwards towards Burdon. It also incorporates National Cycle Route 1, together with a public bridleway leading to the Tunstall Hills. There are numerous greenspaces in area, including the Tunstall Hills, former Ryhope Golf Course (providing natural greenspace) and allotments at Tunstall Hills and Hollycarrside.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Fields at bottom of Tunstall Hills are subject to 1:30 incidence surface water flooding. Far west portion of Settlement Break falls within Critical Drainage Area. Low incidence potential of groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓ ✓ <5% <5% 10% ✓	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Suitability and Deliverability What is considered suitable on the site? Agriculture / natural greenspace How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion Not suitable for development, forms a significant area of Settlement Break	✓ ✓ ✓	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
Ground Conditions & Contamination Site Predominantly Flat Topography Gentle Slope Undulating Steep Slope			Sloping area, steeply sided in places. Landfill / waste site at base of Tunstall Hills. Ryhope Colliery area is a Coal Referral Area.		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	✓	Zero/Low Impact - no or minimal mitigation required			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓ ✓ ✓ ✓	Medium Impact - mitigation required			High Impact – significant mitigation required