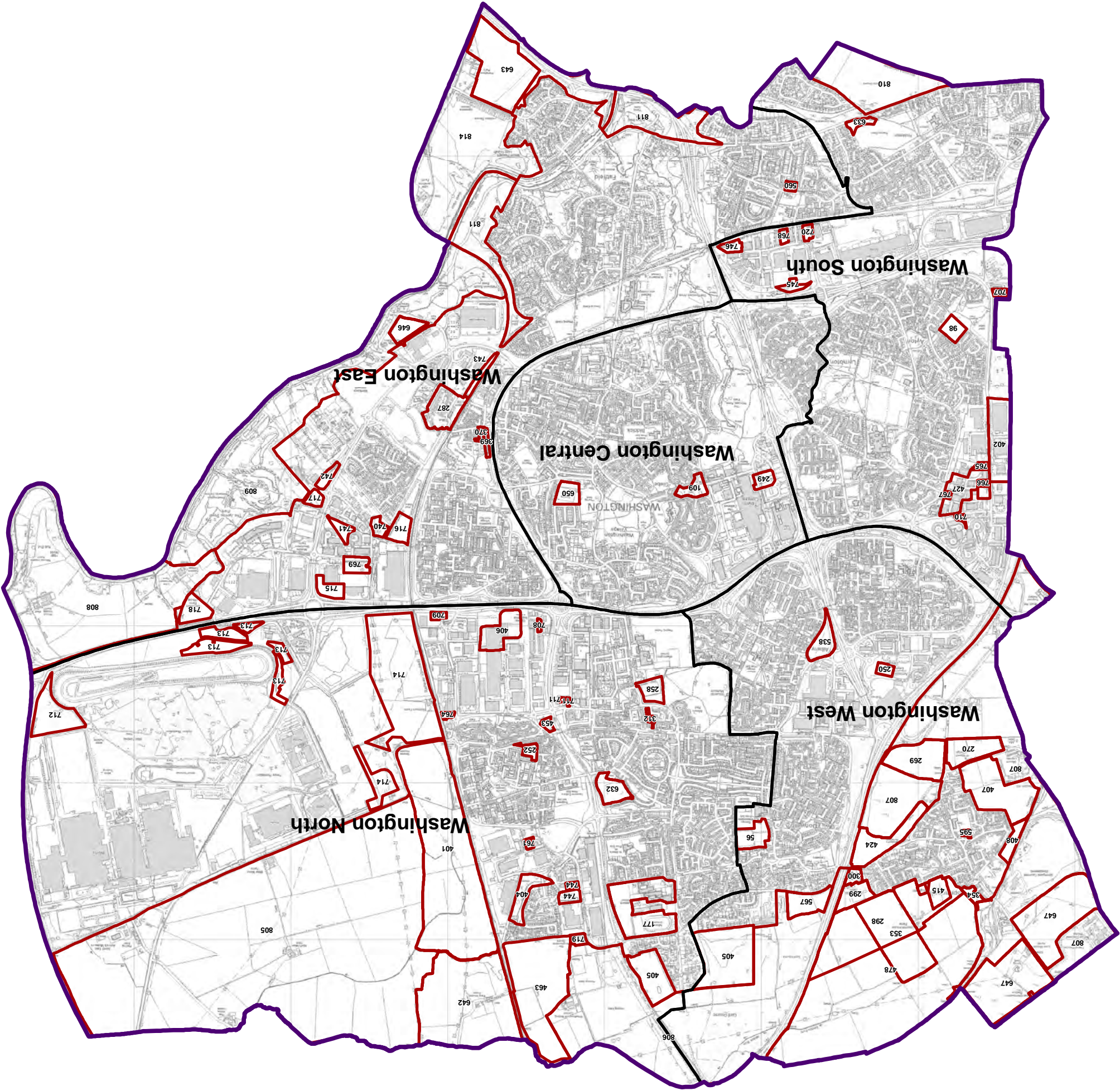


Strategic Land  
**Review**

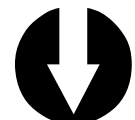
Washington

May 2016

# Strategic Land Review 2016 Washington



- Ward Boundaries
- Strategic Land Review sites/ areas









0 180 360 720 1,080 1,440 Meters

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Historic Environment and Culture			Green Infrastructure				
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance?  No.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site presently forms natural greenspace.			
				<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required
Flooding			Infrastructure and Services				
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		Known groundwater flooding into adjacent properties from site.	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 southern boundary.			
				<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required 
Ground Conditions & Contamination							
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope		Site is stepped, with 2 flat plateaus.	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?				
			<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required	Site is considered suitable for development 
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<b>Site Appraisal Conclusion</b> <b>Suitable for development, subject of previous applications</b>						

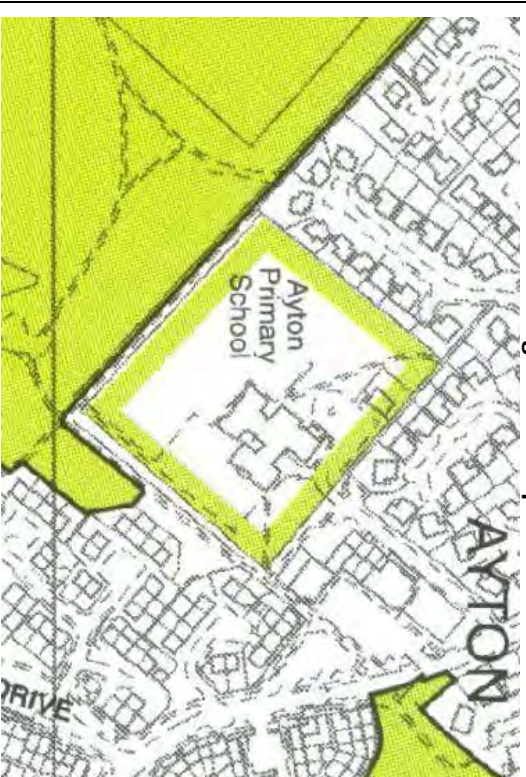


<b>SLR Ref:</b> SHLAA Ref: 98	<b>Site Area:</b> 1.58ha	<b>Site Location:</b> Site of former Ayton School, Washington	<b>Is the site in the Green Belt?</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	<b>Brownfield %</b>	<b>100</b>	<b>Greenfield %</b>	<b>0</b>	<b>Open countryside?</b>
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<b>Present Land Use:</b> Vacant land <b>Adjacent Uses:</b> Housing and greenspace	<b>Site appraised for:</b> Residential	<b>Green Belt Separation</b>	Would development on this site impact upon the five purposes of the Green Belt?	Impact	No impact
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Site Photos



Designations Map



**Key Designations:**  
UDP L7 School playing fields

- Adjacent Designations:**
- Residential
  - Greenspace

- Cumulative Impacts**
- Within Critical Drainage Area
  - School capacity

**Biodiversity**

**Landscape and Townscape**  
No significant issues identified.

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

<b>Category 2: Constraints</b>	Area of High Landscape Value or Significance	No significant issues identified.
	Tree Preservation Order (TPO)	
	Grade 2 or 3a Agricultural Land	

	Area of Significant Historic Landscape	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Would the development of the site impact upon the connectivity of habitats? No.

		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	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	Would the development of the site impact upon the connectivity of habitats? No.

Urban?	<input checked="" type="checkbox"/>	Urban fringe?	<input type="checkbox"/>	Open countryside?	<input type="checkbox"/>
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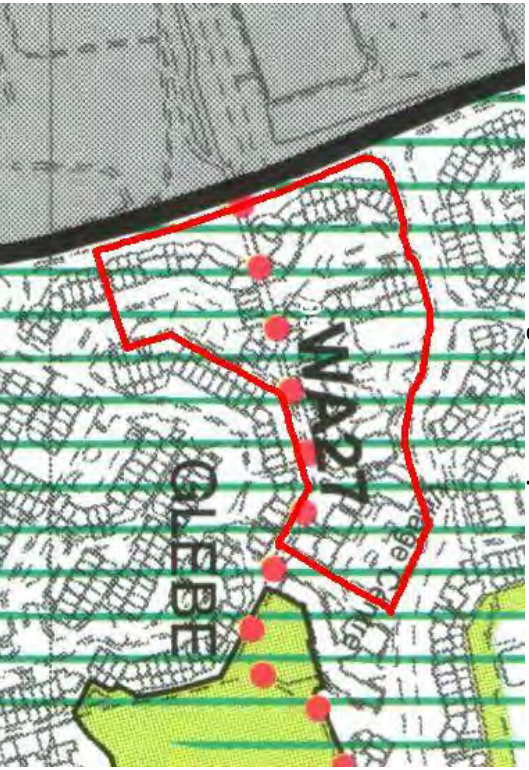

1. Check unrestricted sprawl of the built-up area?	<input type="checkbox"/>	<input type="checkbox"/>
2. Safeguard the countryside from further encroachment?	<input type="checkbox"/>	<input type="checkbox"/>
3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and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

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 provides ground for breeding birds and foraging.

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

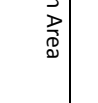
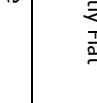
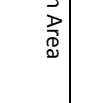


SLR Ref: SHLAA Ref: 109		Site Area: 1.62ha		Site Location: Glebe Village, Washington		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0					
Present Land Use: Vacant land and greenspace Adjacent Uses: Housing and health centre				Site appraised for: Residential		Green Belt Separation				Urban?		Urban fringe?		Open countryside?		Impact		No impact			
								<p><b>Cumulative Impacts</b></p> <ul style="list-style-type: none"> <li>• Within Critical Drainage Area</li> <li>• School capacity</li> </ul>				<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/></p> <p>4. Preserve the special &amp; separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>		<p>Urban? <input checked="" type="checkbox"/></p>		<p>Urban fringe? <input type="checkbox"/></p>		<p>Open countryside? <input type="checkbox"/></p>		<p>Impact <input type="checkbox"/></p> <p>No impact <input type="checkbox"/></p>	
<p><b>Site Photos</b></p> 				<p><b>Key Designations:</b></p> <ul style="list-style-type: none"> <li>• UDP EN10 White Land</li> <li>• CN23 Wildlife Corridors</li> </ul>				<p><b>Adjacent Designations:</b></p> <ul style="list-style-type: none"> <li>• Residential</li> <li>• Health Centre</li> <li>• Retail</li> </ul>				<p>The site lies in proximity to ponds and a Local Wildlife Site.</p>									
<b>Landscape and Townscape</b>																					
<p><b>Category 1: Significant Constraints</b></p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</p>				<p>No significant issues identified.</p>				<p><b>Category 1: Significant Constraints</b></p> <p>Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/></p>				<p><b>Category 1: Significant Constraints</b></p> <p>Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/></p>				<p><b>Category 1: Significant Constraints</b></p> <p>Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/></p>					
<p><b>Category 2: Constraints</b></p> <p>Area of High Landscape Value or Significance</p> <p>Tree Preservation Order (TPO)</p> <p>Grade 2 or 3a Agricultural Land</p> <p>Area of Significant Historic Landscape</p>				<p><b>Category 2: Constraints</b></p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/></p> <p>Wildlife Corridor</p>				<p><b>Category 2: Constraints</b></p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/></p> <p>Wildlife Corridor</p>				<p><b>Category 2: Constraints</b></p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/></p> <p>Wildlife Corridor</p>									
<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>No.</p>				<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p>				<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p>				<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p>									
<p>Medium Impact - mitigation required</p>				<p>Medium Impact - mitigation required</p>				<p>Medium Impact - mitigation required</p>				<p>Medium Impact - mitigation required</p>									
<p>High Impact - significant mitigation required</p>				<p>High Impact - significant mitigation required</p>				<p>High Impact - significant mitigation required</p>				<p>High Impact - significant mitigation required</p>									

Historic Environment and Culture				Green Infrastructure										
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b>  No.		<b>Category 1: Significant Constraints</b>  Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard		A small proportion of site is amenity greenspace. The site lies within a Green Infrastructure corridor linking Princess Anne Park and Glebe Park.								
								<b>Category 2: Constraints</b>  Grade II listed Building/Structure  Conservation Area		<b>Category 2: Constraints</b>  Public Open Space/Playing Field/Play Area  Natural greenspace  Allotment				
												Archaeological Site (Known & potential)		Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
<b>Zero/Low Impact - no or minimal mitigation required</b>			<input checked="" type="checkbox"/>	<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>					
<b>Flooding</b>				<b>Infrastructure and Services</b>										
<b>Category 1: Significant Constraints</b>  Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and is partly affected by 1:100 incidence surface water flooding. Medium incidence potential of groundwater flooding.		Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Access to be determined.  The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.								
								<b>Category 2: Constraints</b>  Flood Risk Zone 2(Medium Vulnerability)  Groundwater Flooding	<input checked="" type="checkbox"/>	<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>	
<b>Category 2: Constraints</b>  Surface Water Flooding – % of land within 1 in 30 incidence (high)  Surface Water Flooding – % of land within 1 in 100 incidence (medium)  Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>							
<b>Ground Conditions &amp; Contamination</b>														
<b>Site Topography</b>  Predominantly Flat  Gentle Slope  Undulating  Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.		<b>Suitability and Deliverability</b>  What is considered suitable on the site?  How many homes could be provided?  How many jobs could the site provide for?	Residential 59 40dpha		<b>Site Appraisal Conclusion</b>  Suitable for development if issues can be overcome	<b>Site is considered suitable for development</b>	<b>Site is considered potentially suitable for development</b>	<b>Site is not considered suitable for development</b>				
											<b>Category 1: Significant Constraints</b>  Health & Safety/ Executive (HSE) COMAH Development Proximity or Inner Zone  Electricity Pylon (+ 10m buffer zone)	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>
											<b>Category 2: Constraints</b>  HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	<b>Zero/Low Impact - no or minimal mitigation required</b>	





Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b> No.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of a north-south Green Infrastructure alongside the A195, and forms playing fields/amenity greenspace.	
<b>Flooding</b>			<b>Infrastructure and Services</b>		
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		Part of the site is subject to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access to be determined.  The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	
<b>Ground Conditions &amp; Contamination</b>					
<b>Site Topography</b>	Predominantly Flat  Gentle Slope  Undulating  Steep Slope	The site lies within a Coal Referral Area.	<b>Suitability and Deliverability</b>		
			What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 200 23dpha	Site is considered suitable for development  Site is considered potentially suitable for development Site is not considered suitable for development
<b>Category 1: Significant Constraints</b>	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	<b>Site Appraisal Conclusion</b>		
			HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Site considered suitable for development 	
<b>Category 2: Constraints</b>			<b>Site considered suitable for development</b>		





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






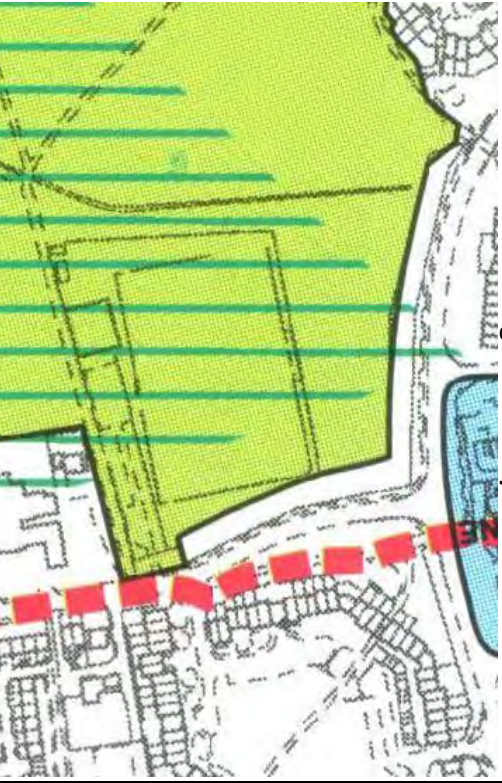

Historic Environment and Culture				Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b>  No.		<b>Category 1: Significant Constraints</b>  Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard		No significant issues identified.	
<b>Flooding</b>			<b>Infrastructure and Services</b>				
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>	Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access to be determined, does not appear possible.  The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>			
<b>Site Topography</b>  Predominantly Flat  Gentle Slope  Undulating  Steep Slope	✓	The site lies within a Coal Referral Area.		<b>Site Appraisal Conclusion</b>  <b>Site was given permission in 2015 for food store. Not suitable for residential development.</b>	What is considered suitable on the site?  Retail	How many homes could be provided? 20	How many jobs could the site provide for? 30dppha
					<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone  Electricity Pylon (+ 10m buffer zone)	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>	<b>Site Appraisal Conclusion</b>  <b>Site is considered suitable for development</b>	<b>Site Appraisal Conclusion</b>  <b>Site is considered potentially suitable for development</b>	<b>Site Appraisal Conclusion</b>  <b>Site is not considered suitable for development</b>







Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b> No.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site provides existing amenity greenspace.	
				<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
<b>Flooding</b>			<b>Infrastructure and Services</b>		
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		Low incidence potential of groundwater flooding.	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?	Pedestrian desire line across the site, potential stopping up required and / or incorporate into the site layout.	
				<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<b>Zero/Low Impact - no or minimal mitigation required</b>
<b>Ground Conditions &amp; Contamination</b>					
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	<b>Suitability and Deliverability</b>		
			What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?		
<b>Site Appraisal Conclusion</b>					
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			<b>Potentially suitable for development:</b>		
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			<b>Site is considered suitable for development</b>		
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			<b>Site is not considered suitable for development</b>		



<b>SLR Ref:</b> SHLAA Ref: 258		<b>Site Area:</b> 2.05ha		<b>Site Location:</b> Washington FC ground and part of Albany Park, Washington		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>100</b>					
<b>Present Land Use:</b> Outdoor sport and greenspace <b>Adjacent Uses:</b> Parkland, housing and school		<b>Site Photos</b> 		<b>Site appraised for:</b> Residential		<b>Green Belt Separation</b>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then 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"/>		<b>Urban?</b> <input checked="" type="checkbox"/>		<b>Urban fringe?</b> <input type="checkbox"/>		<b>Open countryside?</b> <input type="checkbox"/>	
<b>Site Photos</b> 		<b>Designations Map</b> 		<b>Key Designations:</b> UDP L1/7/9 Open space CN23 Wildlife corridors		<b>Adjacent Designations:</b> • Parkland • Residential • School		<b>Cumulative Impacts</b> • School capacity		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					
<b>Landscape and Townscape</b>																			
<b>Category 1: Significant Constraints</b>		Grade 1 Agricultural Land		No significant issues identified.		<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				The site forms part of Albany Park, which supports a wildlife corridor through north Washington. Evidence of priority species in the area.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)											
		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)											
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>									
<b>Category 2: Constraints</b>		Grade 2 or 3a Agricultural Land				<b>Category 2: Constraints</b>		Adverse impact on Local Wildlife Site (LWS)											
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)											
								Are there any known UK protected species/habitats on or adjacent to the site?											
								Wildlife Corridor		<input checked="" type="checkbox"/>									
								Would the development of the site impact upon the connectivity of habitats?		<input type="checkbox"/>									



Historic Environment and Culture				Green Infrastructure									
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance?  Minor archaeological significance.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site provides a Northern League standard football ground and also provides formal parkland (part of Albany Park). The site supports the Green Infrastructure corridor through Albany Park.	<b>Category 1: Significant Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<b>Category 2: Constraints</b> Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
<b>Flooding</b>													
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	Part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Access from the south.  The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<input checked="" type="checkbox"/>				
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<input checked="" type="checkbox"/>								
<b>Ground Conditions &amp; Contamination</b>													
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?		Open space /residential 70 45dpha		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development					
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<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"/>								
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<input checked="" type="checkbox"/>								
<b>Site Appraisal Conclusion</b> Potentially suitable for development, provided that significant constraints can be overcome.													



<b>SLR Ref:</b> SHLAA Ref: 269		<b>Site Area:</b> 7.53ha		<b>Site Location:</b> Blue House Fields, Springwell Road, Springwell Village, Washington		<b>Is the site in the Green Belt?</b>		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>100</b>		<b>Open countryside?</b>		<input checked="" type="checkbox"/>																	
<b>Present Land Use:</b> Agriculture and road <b>Adjacent Uses:</b> Agriculture and road				<b>Site appraised for:</b> Residential				<b>Green Belt Separation</b> In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore it forms part of the strategic green infrastructure and wildlife corridor between Gateshead, Springwell and Washington, and Coalfield Ridge landscape, with emerging views to the south and southeast.																											
<b>Site Photos</b> 				<b>Designations Map</b> 				<b>Key Designations:</b> UDP CN2/3/4/5 Green Belt CN15 Great North Forest WA20.3 Viewpoint				<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Motorway</li> <li>• Residential</li> </ul>																							
<b>Landscape and Townscape</b>				<b>Category 1: Significant Constraints</b> Grade I Agricultural Land Ancient Woodland The sandstone vernacular of the village and the prominent views lend weight to this area being of higher landscape value. The site is subject to Tree Preservation Orders. Agricultural land quality not known.																															
<b>Category 2: Constraints</b>				Area of High Landscape Value or Significance				<input checked="" type="checkbox"/>				Tree Preservation Order (TPO)				<input checked="" type="checkbox"/>				Grade 2 or 3a Agricultural Land				?											
Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required				<input checked="" type="checkbox"/>																			
<b>Biodiversity</b>				<b>Category 1: Significant Constraints</b> Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) 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"/>																															
<b>Category 2: Constraints</b>				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"/>			
Would the development of the site impact upon the connectivity of habitats?				Yes																															
Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required				<input checked="" type="checkbox"/>																							
				The site forms part of a wildlife corridor between Springwell Village and Washington. Evidence of priority species on and in vicinity of site.				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required				<input checked="" type="checkbox"/>															


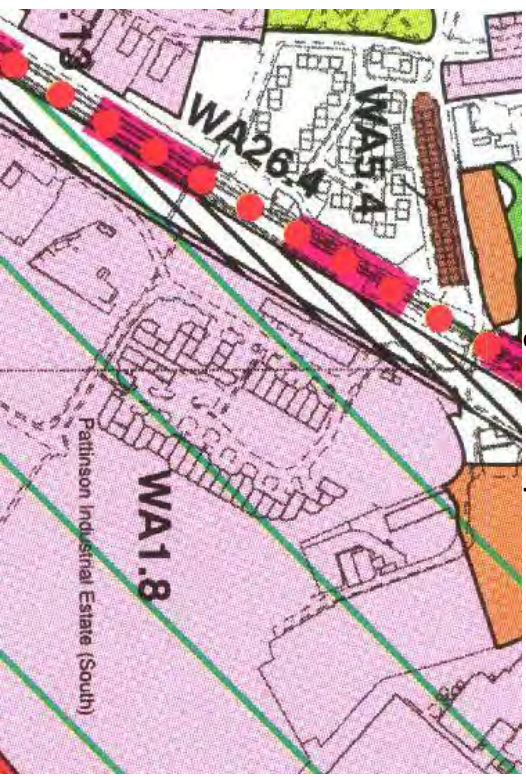
Historic Environment and Culture				Green Infrastructure												
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/>    <input type="checkbox"/>	<b>Does the site have any historical or archaeological significance?</b> Site is located just outside the historic Springwell Village, a proposed Conservation Area.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/>   <input type="checkbox"/>	The site would involve the full width of the Green Infrastructure corridor that runs north-south between Springwell Village and Washington. A Public Right of Way follows the northern boundary of the site.	<input type="checkbox"/>    <input type="checkbox"/>	<b>Category 1: Significant Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input type="checkbox"/>   <input checked="" type="checkbox"/>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<input checked="" type="checkbox"/>				
													<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area	<input checked="" type="checkbox"/>	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment	<input type="checkbox"/>   <input type="checkbox"/>
<b>Flooding</b>																
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/>  <input type="checkbox"/>	<b>The site partly lies within a Critical Drainage Area and includes an area subject to 1:30 incidence surface water flooding. Known flood issues from ground water / saturated ground.</b>	<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?  Remote from local health and day-to-day facilities.	<input type="checkbox"/>        <input type="checkbox"/>	Access possible from western boundary with mitigation. Remote from local facilities.  The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	<input type="checkbox"/>     <input type="checkbox"/>	<b>Category 1: Significant Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>        <input type="checkbox"/>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<input checked="" type="checkbox"/>				
													<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input type="checkbox"/>        <input type="checkbox"/>	<b>High Impact – significant mitigation required</b>	<input type="checkbox"/>
<b>Ground Conditions &amp; Contamination</b>																
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	<input checked="" type="checkbox"/>    <input type="checkbox"/>    <input type="checkbox"/>	<b>No significant issues identified.</b>	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 115 20dpha	<b>Site forms part of the Green Belt.</b>	<input type="checkbox"/>    <input type="checkbox"/>	<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)  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"/>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<input checked="" type="checkbox"/>				
													<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input type="checkbox"/>        <input type="checkbox"/>	<b>High Impact – significant mitigation required</b>	<input type="checkbox"/>
													<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input type="checkbox"/>        <input type="checkbox"/>	<b>High Impact – significant mitigation required</b>	<input type="checkbox"/>
<b>Site Appraisal Conclusion</b>																
<b>Site is considered suitable for development</b>						<b>Site is not considered suitable for development</b>										










<b>SLR Ref:</b> SHLAA Ref: 270		<b>Site Area:</b> 4.77ha		<b>Site Location:</b> Mount Lodge, Mount Lane, Springwell Village		<b>Is the site in the Green Belt?</b>		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>100</b>			
<b>Present Land Use:</b> Agriculture <b>Adjacent Uses:</b> Agriculture		<b>Site Photos</b> 		<b>Site appraised for:</b> Residential		<b>Designations Map</b> 		<b>Green Belt Separation</b> In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore it forms part of the strategic green infrastructure and wildlife corridor between Gateshead, Springwell and Washington, and Coalfield Ridge landscape, with emerging views to the south and southeast.		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Sealham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area?  Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact		✓	
<b>Key Designations:</b> UDP CN2/3/4/5 Green Belt CN15 Great North Forest		<b>Adjacent Designations:</b> • Agriculture		<b>Cumulative Impacts</b> • Within Critical Drainage Area • School capacity		<b>Category 1: Significant Constraints</b> [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? ✓		The site forms part of a wildlife corridor between Springwell Village, Washington and Gateshead. Proximity to ponds, and evidence of priority species on and in vicinity of site.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		✓	
<b>Landscape and Townscape</b>		<b>Category 1: Significant Constraints</b> Grade 1 Agricultural Land Ancient Woodland		The sandstone vernacular of the village and the prominent views lend weight to this area being of higher landscape value. Agricultural land quality not known.		<b>Category 2: Constraints</b> Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? ✓ Wildlife Corridor ✓		Would the development of the site impact upon the connectivity of habitats? Yes, significant impact on corridor.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		✓	
<b>Category 2: Constraints</b> Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		✓		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		✓					

Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input checked="" type="checkbox"/>	<b>Does the site have any historical or archaeological significance?</b> The site is within the wider landscape setting to the Bowes Railway Scheduled Monument and just outside the edge of the historic Springwell Village, a proposed Conservation Area.	
	<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from local facilities.	
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? <b>Site Appraisal Conclusion</b> <b>Site forms part of the Green Belt.</b>	
	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
<b>Ground Conditions &amp; Contamination</b> <b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope		Part of the site has been landfilled.	
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>	Site is considered suitable for development	
	<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	Site is considered potentially suitable for development





<b>SLR Ref:</b> <b>SHLAA Ref: 287</b>		<b>Site Area:</b> 5.26ha		<b>Site Location:</b> Former Cape Insulation Site 1, Pattinson Road, Washington		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>100</b>		<b>Greenfield %</b>		<b>0</b>	
<b>Present Land Use:</b> Employment land <b>Adjacent Uses:</b> Railway line, employment, housing		<b>Site Photos</b> 		<b>Site appraised for:</b> Residential		<b>Green Belt Separation</b>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> <small>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</small>		Impact		No impact		Open countryside?			
<b>Designations Map</b> 		<b>Key Designations:</b> UDP WA1.8 Employment Land CN15 Great North Forest B13 Other Specific Sites and Monuments		<b>Adjacent Designations:</b> <ul style="list-style-type: none"><li>• Employment</li><li>• Former railway</li><li>• Residential</li></ul>		<b>Cumulative Impact</b> <ul style="list-style-type: none"><li>• Within Critical Drainage Area</li><li>• School capacity</li></ul>											
<b>Landscape and Townscape</b>		<b>Category 1: Significant Constraints</b> Grade 1 Agricultural Land Ancient Woodland		No significant issues identified.		<b>Biodiversity</b>											
<b>Category 2: Constraints</b> Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape						Adverse impact on European sites (SPA) or Special Area of Conservation (SAC) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		The site lies in proximity to ponds, and there is evidence of priority species in the area.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
						Would the development of the site impact upon the connectivity of habitats? No.				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			

Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Site of former chemical works, and beside former Washington (railway) station.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site includes a proportion of amenity greenspaces and informal natural greenspaces, associated with the existing industrial estate.	<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.
<b>Category 2: Constraints</b> Grade II listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)		<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact - significant mitigation required
<b>Flooding</b>			<b>Infrastructure and Services</b>		
<b>Category 1: Significant Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no or minimal mitigation required 	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access to be determined.	The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Medium Impact - mitigation required 
<b>Category 2: Constraints</b> Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	High Impact - significant mitigation required 	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment land. 80 20dppha	Zero/Low Impact - no or minimal mitigation required	High Impact - significant mitigation required
<b>Ground Conditions &amp; Contamination</b>			<b>Site Appraisal Conclusion</b>		
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	Retain as employment land- as set out in the Employment Land Review. Not suitable for residential development.			Site is not considered suitable for development  Residential
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Site is considered suitable for development			Site is considered potentially suitable for development
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	No significant issues identified.	Site is considered suitable for development			Site is not considered suitable for development  Residential



<b>SLR Ref:</b> SHLAA Ref: 298	<b>Site Area:</b> 26.91ha	<b>Site Location:</b> Land at Usworth House Farm, Springwell Village, Washington	<b>Is the site in the Green Belt?</b>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	<b>Brownfield %</b>	<b>0</b>	<b>Greenfield %</b>	<b>100</b>	<b>Open countryside?</b>	<input checked="" type="checkbox"/>
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<b>Present Land Use:</b> Agriculture <b>Adjacent Uses:</b> Housing and agriculture	<b>Site appraised for:</b> Residential	<b>Green Belt Separation</b> In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms part of the strategic green infrastructure and wildlife corridor between Gateshead and Springwell, and Coalfield Ridge landscape. It lies close to the Bowes Railway Scheduled Ancient Monument and the Grade 2 listed Pearreth Hall Farm.	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Sealham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	Impact	No impact
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<b>Site Photos</b> 	<b>Designations Map</b> 	<b>Key Designations:</b> UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors	<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>Residential</li> <li>Agriculture</li> <li>Motorway</li> </ul>	<b>Cumulative Impact</b> <ul style="list-style-type: none"> <li>School capacity</li> </ul>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>
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<b>Landscape and Townscape</b>	<b>Category 1: Significant Constraints</b> Grade 1 Agricultural Land Ancient Woodland	<b>Category 2: Constraints</b> Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land	The sandstone vernacular of the village and the prominent views lend weight to this area being of higher landscape value. The site also includes TPO's. Agricultural land quality not known.	<b>Category 1: Significant Constraints</b> Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Proximity to ponds, and there is evidence of priority species on the site. The site forms part of a regionally significant wildlife corridor along the northern edge of the city.	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>
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<b>Category 1: Significant Constraints</b>	<b>Category 2: Constraints</b>	<b>Category 1: Significant Constraints</b>	<b>Category 2: Constraints</b>	<b>Category 1: Significant Constraints</b>	<b>Category 2: Constraints</b>	<b>Category 1: Significant Constraints</b>	<b>Category 2: Constraints</b>
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<b>Category 1: Significant Constraints</b>	<b>Category 2: Constraints</b>	<b>Category 1: Significant Constraints</b>	<b>Category 2: Constraints</b>	<b>Category 1: Significant Constraints</b>	<b>Category 2: Constraints</b>	<b>Category 1: Significant Constraints</b>	<b>Category 2: Constraints</b>
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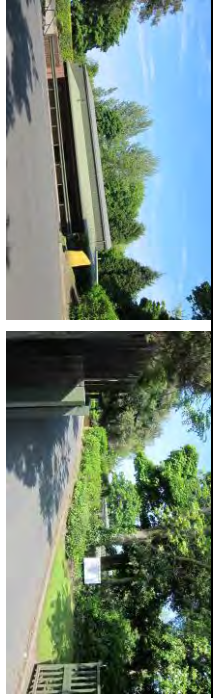

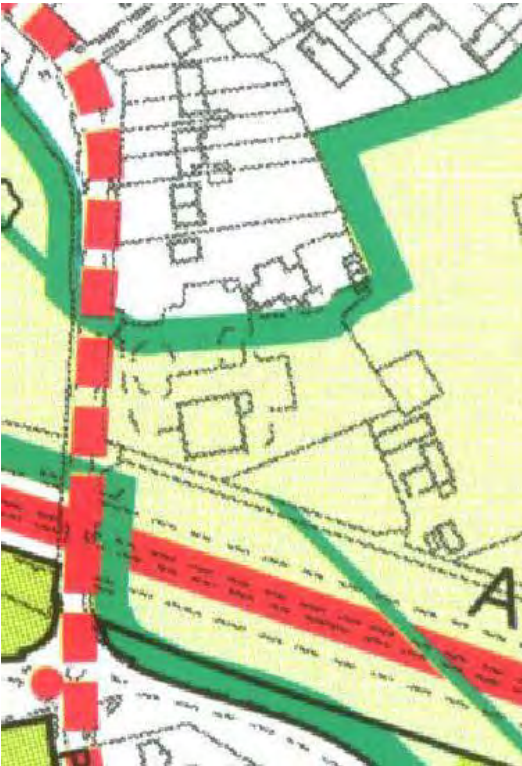
Historic Environment and Culture				Green Infrastructure							
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	<b>Does the site have any historical or archaeological significance?</b> The site is within the wider landscape setting to the Bowes Railway Scheduled Monument and just outside the edge of the historic Springwell Village, a proposed Conservation Area.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms part of a Green Infrastructure corridor running between Springwell Village, Gateshead and Washington. A public right of way passes through site.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required				
	Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)							✓	Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	✓ ✓	
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)											
<b>Flooding</b>											
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		<b>Low incidence potential of groundwater flooding.</b>	<b>Infrastructure and Services</b>		Access to be determined.  The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			
	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		✓	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.					✓ ✓ ✓		
<b>Ground Conditions &amp; Contamination</b>											
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	✓	<b>No significant issues identified.</b>	<b>Suitability and Deliverability</b>		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 403 20dpha	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
				<b>Site Appraisal Conclusion</b>							
	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			<b>Site forms part of the Green Belt.</b>						✓	
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)											



<b>SLR Ref:</b> SHLAA Ref: 299		<b>Site Area:</b> 2.83ha		<b>Site Location:</b> Pearreth Hall Farm, Pearreth Hall, Springwell Village, Washington		<b>Is the site in the Green Belt?</b>		<b>YES</b> <input checked="" type="checkbox"/> <b>NO</b> <input type="checkbox"/>		<b>Brownfield %</b>		<b>20</b>		<b>Greenfield %</b>		<b>80</b>											
<b>Present Land Use:</b> House and gardens		<b>Adjacent Uses:</b> Housing, agriculture, road		<b>Site appraised for:</b> Residential		<b>Green Belt Separation</b>		<p>In terms of core Green Belt purpose, this area helps to prevent urban areas from merging. It forms part of a narrow green infrastructure corridor alongside the A194(M), separating Springwell Village from Washington. However, this corridor was effectively closed when a place of worship was built at the site entrance to Pearreth Hall Road, which extends the built area from Springwell Village to the motorway cutting and edge of High Usworth.</p>		<p>Would development on this site impact upon the five purposes of the Green Belt?</p>		<p>1. Check unrestricted sprawl of the built-up area?</p>		<p>2. Safeguard the countryside from further encroachment?</p>		<p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Sealham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?</p>		<p>4. Preserve the special &amp; separate characteristics of historic settlements?</p>		<p>5. Assist in the regeneration of the urban area?</p>		<p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>		<p>Impact</p>		<p>No impact</p>	
<b>Site Photos</b>				<b>Designations Map</b>				<b>Key Designations:</b>		<b>Adjacent Designations:</b>		<b>Cumulative Impacts</b>		<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>									
								<ul style="list-style-type: none"> <li>UDP CN2/3/4/5 Green Belt</li> <li>CN15 Great North Forest</li> </ul>		<ul style="list-style-type: none"> <li>Residential</li> <li>Agriculture</li> <li>Motorway</li> </ul>		<ul style="list-style-type: none"> <li>School capacity</li> </ul>		<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>									
<b>Landscape and Townscape</b>								<b>Biodiversity</b>																			
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		The site includes Usworth House and grounds (which pre-dates Springwell Village), and the area is considered to be of higher landscape value. The grounds of the house contain TPO's.		<b>Category 1: Significant Constraints</b>		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]				The site forms part of a narrow wildlife corridor following the edge of the A194(M). Evidence of priority species in the area.		<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>									
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)																			
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)																			
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>																	
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)																					
		Area of Significant Historic Landscape		<input checked="" type="checkbox"/>		Adverse impact on Local Geodiversity Site (LGS)																					
				<b>Zero/Low Impact - no or minimal mitigation required</b>		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, though the corridor is limited by development at Pearreth Hall Road.										<input checked="" type="checkbox"/>									


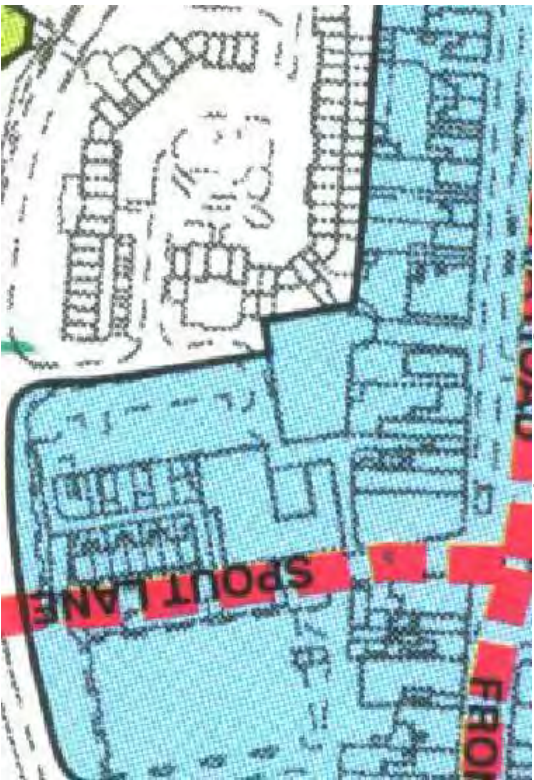
Historic Environment and Culture				Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	<b>Does the site have any historical or archaeological significance?</b> Site includes Grade II listed Usworth Hall. It is also within the wider landscape setting to the Bowes Railway Scheduled Monument and just outside the edge of the historic Springwell Village, a proposed Conservation Area.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of a Green Infrastructure corridor, although this corridor is limited by development at Peareth Hall Road.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)						
<b>Flooding</b>				<b>Infrastructure and Services</b>			
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Low incidence potential of groundwater flooding.	<b>Category 1: Significant Constraints</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access to be determined, may be an issue.  The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>			
<b>Site Topography</b>	Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	<b>Site Appraisal Conclusion</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	House / existing land uses 45 21dpha	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				<b>Site forms part of the Green Belt.</b>			



<b>SLR Ref:</b> <b>SHLAA Ref: 300</b>		<b>Site Area: 0.89ha</b>		<b>Site Location:</b> Land at Springwell Trust meeting house, Springwell Village			<b>Is the site in the Green Belt?</b>		<table border="1"> <tr> <td>YES</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>NO</td> <td><input type="checkbox"/></td> </tr> </table>		YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	<b>Brownfield %</b>		<b>100</b>		<b>Greenfield %</b>		<b>0</b>	
YES	<input checked="" type="checkbox"/>																					
NO	<input type="checkbox"/>																					
<b>Present Land Use:</b> Church meeting hall and car park <b>Adjacent Uses:</b> Housing, pasture land and road				<b>Site appraised for:</b> Residential			<b>Green Belt Separation</b>		<table border="1"> <tr> <td>Urban?</td> <td></td> <td>Urban fringe?</td> <td><input checked="" type="checkbox"/></td> <td>Open countryside?</td> <td></td> </tr> </table>		Urban?		Urban fringe?	<input checked="" type="checkbox"/>	Open countryside?		Would development on this site impact upon the five purposes of the Green Belt?					
Urban?		Urban fringe?	<input checked="" type="checkbox"/>	Open countryside?																		
<b>Site Photos</b>   				<b>Designations Map</b> 			In terms of core Green Belt purpose, this area helps to prevent urban areas from merging. It forms part of a narrow green infrastructure corridor alongside the A194(M), separating Springwell Village from Washington. However, this corridor was effectively closed when a place of worship was built at the site entrance to Peareth Hall Road, which extends the built area from Springwell Village to the motorway cutting and edge of High Usworth.		1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>		No impact											
							Springwell Village was excluded from the Green Belt in the UDP so that stringent controls to development within its boundaries would be avoided, enabling change appropriate to its size. The church and car park forms part of that urban area, and offers limited support towards checking urban sprawl and countryside encroachment, and supporting connecting corridors.		2. Safeguard the countryside from further encroachment? <input type="checkbox"/>		✓											
<b>Key Designations:</b> UDP CN2/3/4/5 Green Belt EN10 White Land				<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>Residential</li> <li>Motorway</li> <li>Agriculture</li> </ul>			Cumulative Impact <ul style="list-style-type: none"> <li>School capacity</li> </ul>		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Sealham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/>		✓											
							5. Assist in the regeneration of the urban area? <input type="checkbox"/>		No impact													
<b>Landscapes and Townscape</b>				The site forms part of a narrow wildlife corridor following the edge of the A194(M). Evidence of priority species in the area.			4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>		✓													
<b>Category 1: Significant Constraints</b>							Grade 1 Agricultural Land		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"/>		✓											
<b>Category 2: Constraints</b>				Area of High Landscape Value or Significance			Adverse impact on Site of Special Scientific Interest (SSSI) <input type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		High Impact – significant mitigation required											
							Tree Preservation Order (TPO) <input checked="" type="checkbox"/>		Adverse impact on Local Nature Reserve (LNR) <input type="checkbox"/>		Medium Impact - mitigation required		High Impact – significant mitigation required									
				Grade 2 or 3a Agricultural Land			Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		High Impact – significant mitigation required											
							Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/>		Medium Impact - mitigation required		High Impact – significant mitigation required											
				Area of Significant Historic Landscape			Are there any known UK protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		High Impact – significant mitigation required											
							Wildlife Corridor <input checked="" type="checkbox"/>		Medium Impact - mitigation required		High Impact – significant mitigation required											
				The site forms part of Springwell Village (a proposed Conservation Area), and an area considered to be of higher landscape value. The site includes TPO's.			Would the development of the site impact upon the connectivity of habitats? <input type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		High Impact – significant mitigation required											
							Yes, though the corridor is limited by development at Peareth Hall Road. <input checked="" type="checkbox"/>		Medium Impact - mitigation required		High Impact – significant mitigation required											
							<table border="1"> <tr> <td>Would the development of the site impact upon the connectivity of habitats?</td> <td>Yes, though the corridor is limited by development at Peareth Hall Road.</td> <td><input checked="" type="checkbox"/></td> </tr> </table>		Would the development of the site impact upon the connectivity of habitats?	Yes, though the corridor is limited by development at Peareth Hall Road.	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required		High Impact – significant mitigation required								
Would the development of the site impact upon the connectivity of habitats?	Yes, though the corridor is limited by development at Peareth Hall Road.	<input checked="" type="checkbox"/>																				


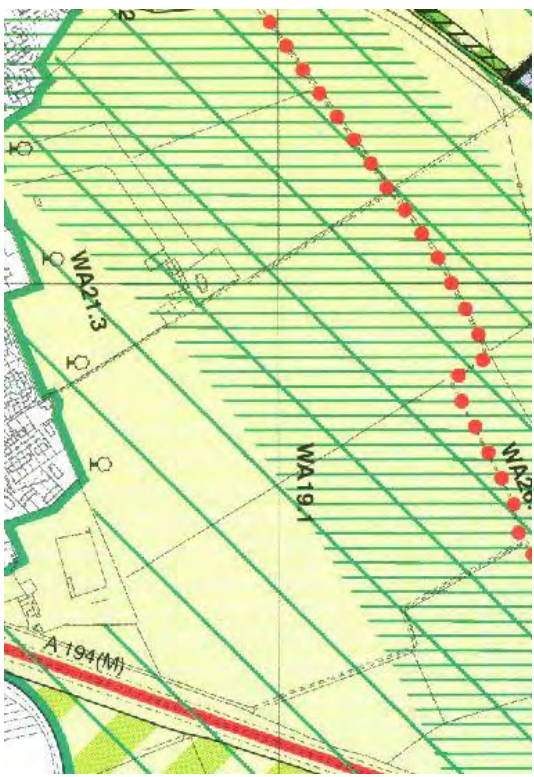
Historic Environment and Culture				Green Infrastructure						
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure			<b>Does the site have any historical or archaeological significance?</b> Site is in close proximity to the grade II listed Peareth Hall Lodge and is just outside the historic Springwell Village, a proposed Conservation Area.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Site forms part of a Green Infrastructure corridor, although this corridor is limited by development at Peareth Hall Road.			
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)			<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/ footpath/bridleway) Green Infrastructure corridor	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	
<b>Flooding</b>				<b>Infrastructure and Services</b>						
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)			<b>Low incidence potential of groundwater flooding.</b>	Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access to be determined, possible contributions required from developer.  The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>		
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Suitability and Deliverability</b> What is considered suitable on the site? Church / existing land uses How many homes could be provided? 24 30dpha How many jobs could the site provide for?	<b>Site Appraisal Conclusion</b> Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
<b>Ground Conditions &amp; Contamination</b>										
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope			<b>No significant issues identified.</b>	<b>Site forms part of the Green Belt</b>	<b>Site is considered suitable for development</b>	<b>Site is considered potentially suitable for development</b>	<b>Site is not considered suitable for development</b>			
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<b>Site Appraisal Conclusion</b> Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	



<b>SLR Ref:</b> SHLAA Ref: 312		<b>Site Area:</b> 0.28ha		<b>Site Location:</b> Former Junglerama, Victoria Road, Concord		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>100</b>		<b>Greenfield %</b>		<b>0</b>			
<b>Present Land Use:</b> Former cinema building <b>Adjacent Uses:</b> Retail, residential				<b>Site appraised for:</b> Residential				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact							
<b>Site Photos</b> 				<b>Designations Map</b> 															
<b>Key Designations:</b> UDP W47 Concord shopping centre				<b>Adjacent Designations:</b> • Retail • Residential				<b>Cumulative Impact</b> • School capacity											
<b>Landscape and Townscape</b>						<b>Biodiversity</b>													
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land Ancient Woodland		No significant issues identified.						<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))							
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land								Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)	
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required						Would the development of the site impact upon the connectivity of habitats?		No.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	


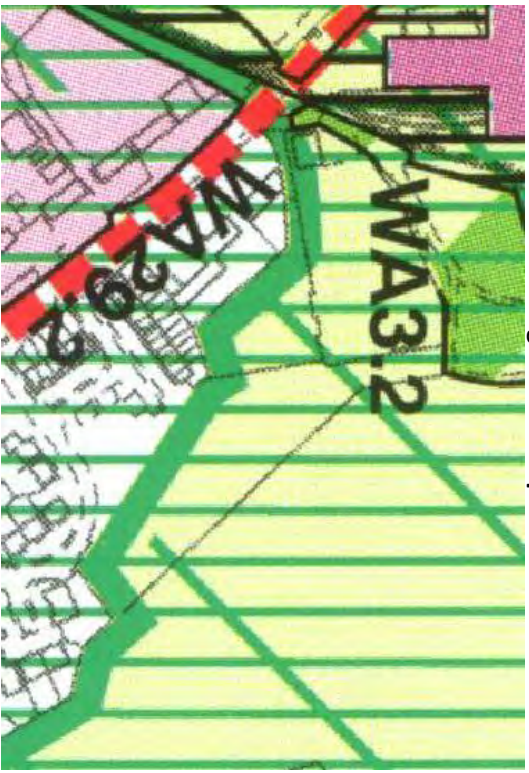




<b>SLR Ref:</b> SHLAA Ref: 353		<b>Site Area:</b> 14.75ha		<b>Site Location:</b> Land at Usworth House Farm, Springwell Village		<b>Site appraised for:</b> Residential		<b>Is the site in the Green Belt?</b>		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<b>Brownfield %</b>		<b>0</b>		<b>Greenfield %</b>		<b>100</b>		Urban? <input type="checkbox"/> Urban fringe? <input type="checkbox"/> Open countryside? <input checked="" type="checkbox"/>											
<b>Present Land Use:</b> Agriculture <b>Adjacent Uses:</b> Housing and agriculture <b>Site Photos</b> 				<b>Designations Map</b> 				<b>Key Designations:</b> UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors				<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Residential</li> </ul>				<b>Green Belt Separation</b> In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms part of the strategic green infrastructure and wildlife corridor between Gateshead and Springwell, and Coalfield Ridge landscape. It lies close to the Bowes Railway Scheduled Ancient Monument and the Grade 2 listed Pearreth Hall Farm.				<b>Cumulative Impacts</b> <ul style="list-style-type: none"> <li>• School capacity</li> </ul>				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input checked="" type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input checked="" type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input checked="" type="checkbox"/> 5. Assist in the regeneration of the urban area? <input checked="" type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/> Medium Impact - mitigation required <input type="checkbox"/> High Impact - significant mitigation required <input checked="" type="checkbox"/>			
<b>Landscape and Townscape</b>						<b>Biodiversity</b>						Proximity to ponds and a LWS, and there is evidence of priority species on the site. The site forms part of a regionally significant wildlife corridor along the northern edge of the city.																			
<b>Category 1: Significant Constraints</b> Grade 1 Agricultural Land Ancient Woodland			The sandstone vernacular of the village and the prominent views lend weight to this area being of higher landscape value. The site also includes TPO's. Agricultural land quality not known.			<b>Category 1: Significant Constraints</b> [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI)			Adverse impact on European sites Adverse impact on Local Nature Reserve (LNR)									Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)			Adverse impact on Site of Special Scientific Interest (SSSI)			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)				
<b>Category 2: Constraints</b> Area of High Landscape Value or Significance Tree Preservation Order (TPO)			<input checked="" type="checkbox"/>			Adverse impact on Local Nature Reserve (LNR)			<input checked="" type="checkbox"/>									Adverse impact on Local Wildlife Site (LWS)			<input checked="" type="checkbox"/>			Adverse impact on Local Geodiversity Site (LGS)			<input checked="" type="checkbox"/>				
Area of Significant Historic Landscape			<input type="checkbox"/>			Are there any known European protected species/habitats on or adjacent to the site?			<input checked="" type="checkbox"/>			Are there any known UK protected species/habitats on or adjacent to the site?			<input checked="" type="checkbox"/>			Are there any known UK protected species/habitats on or adjacent to the site?			<input checked="" type="checkbox"/>										
Grade 2 or 3a Agricultural Land			<input type="checkbox"/>			Would the development of the site impact upon the connectivity of habitats?			<input checked="" type="checkbox"/>			Would the development of the site impact upon the connectivity of habitats?			<input checked="" type="checkbox"/>			Would the development of the site impact upon the connectivity of habitats?			<input checked="" type="checkbox"/>										
Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact - significant mitigation required			<input checked="" type="checkbox"/>			Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact - significant mitigation required			<input checked="" type="checkbox"/>										


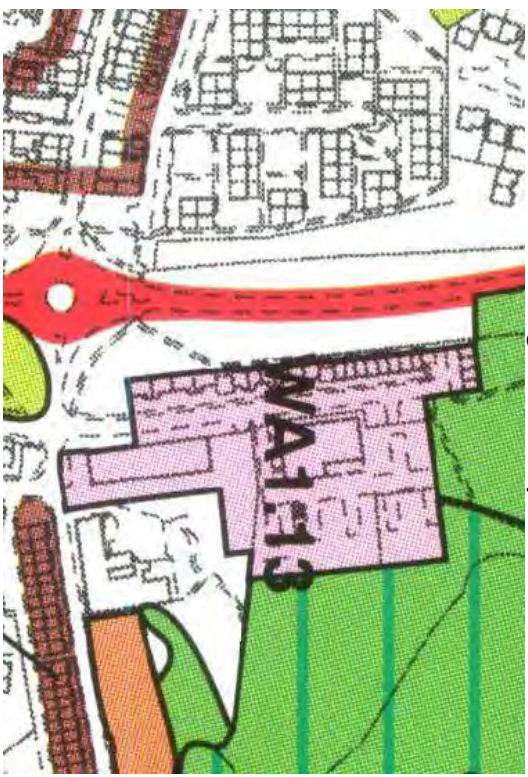

Historic Environment and Culture				Green Infrastructure				
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	<b>Does the site have any historical or archaeological significance?</b> The site is within the wider landscape setting to the Bowes Railway Scheduled Monument and just outside the edge of the historic Springwell Village, a proposed Conservation Area.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms part of a Green Infrastructure corridor running between Springwell Village, Gateshead and Washington. A public right of way passes along the northern 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)							✓
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)				<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor				
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from local facilities.				
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	<b>Low incidence potential of groundwater flooding.</b>	Access to be determined, may be an issue. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.					
	Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	High Impact – significant mitigation required				
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?				
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.		Agriculture 221 20dpha		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required				
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				<b>Site Appraisal Conclusion</b> <b>Site forms part of the Green Belt.</b>				
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site is considered suitable for development				



<b>SLR Ref:</b> SHLAA Ref: 354		<b>Site Area:</b> 0.82ha		<b>Site Location:</b> Land at Warren Lea, Springwell Road, Springwell Village.		<b>Is the site in the Green Belt?</b>		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>100</b>			
<b>Present Land Use:</b> Pasture <b>Adjacent Uses:</b> Housing and agriculture		<b>Site Photos</b> 		<b>Site appraised for:</b> Residential		<b>Green Belt Separation</b> In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms part of the strategic green infrastructure and wildlife corridor between Gateshead and Springwell, and Coalfield Ridge landscape.		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact					
<b>Designations Map</b> 		<b>Key Designations:</b> UDP CN2/3/4/5 Green Belt EN10 White Land CN15 Great North Forest CN23 Wildlife Corridors		<b>Adjacent Designations:</b> • Agriculture • Residential		<b>Cumulative Impacts</b> • School capacity		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					
<b>Landscape and Townscape</b>		<b>Category 1: Significant Constraints</b> Grade I Agricultural Land Ancient Woodland		The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument, and the prominent views all lend weight to this area being of higher landscape value.		<b>Biodiversity</b>		Proximity to ponds and a proposed LWS, and there is evidence of priority species on the site. The site forms the edge of a regionally significant wildlife corridor along the northern edge of the city.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Area of Significant Historic Landscape ?		<b>Category 1: Significant Constraints</b> Adverse impact on European sites [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) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Adverse impact on 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) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Adverse impact on 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) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Would the development of the site impact upon the connectivity of habitats? Yes, to a limited extent.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					

Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	<b>Does the site have any historical or archaeological significance?</b> The site is directly adjacent Bowes Railway Scheduled Ancient Monument and the grade II listed building Red Hill House. Site is within setting of historic Springwell Village, a former Colliery village and proposed Conservation Area.	
	✓	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms the edge of a Green Infrastructure corridor running between Springwell Village and Gateshead. A public right of way passes through site, and the southwest corner of the site acts as amenity greenspace.
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
		<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	Access to be determined. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.
<b>Flooding</b>			
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Low incidence potential of groundwater flooding.	
	✓	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	No significant issues identified.	
		<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? <b>Site Appraisal Conclusion</b> <b>Site forms part of the Green Belt.</b>	
<b>Ground Conditions &amp; Contamination</b>		Pasture 25 34dpha	
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope		Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development	
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Medium Impact - mitigation required High Impact – significant mitigation required	



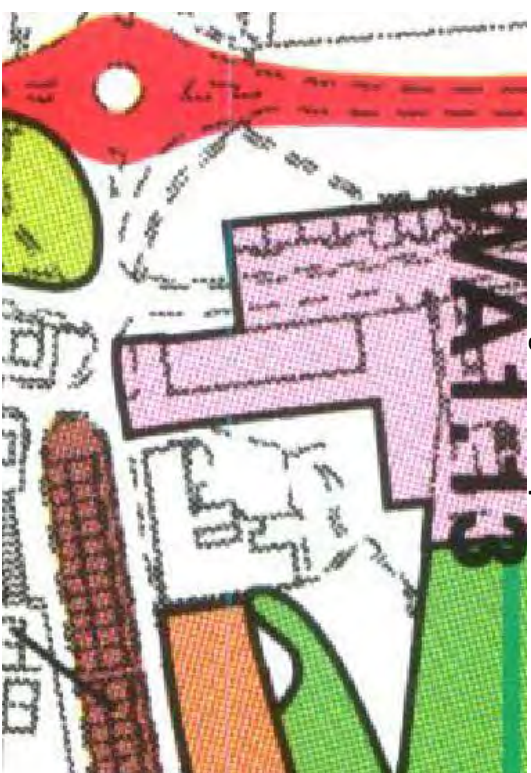
SLR Ref: SHLAA Ref: 369		Site Area: 0.53ha		Site Location: Unit 1-22 Swan (North) Industrial Estate		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0			
Present Land Use: Employment land Adjacent Uses: Road, employment land, greenspace				Site appraised for: Residential				Green Belt Separation				Urban?		Urban fringe?		Open countryside?		No impact	
								<p><b>Cumulative Impacts</b></p> <ul style="list-style-type: none"> <li>• Within Critical Drainage Area</li> <li>• School capacity</li> </ul>				Urban? <input checked="" type="checkbox"/>		Urban fringe? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>		No impact <input type="checkbox"/>	
				<p><b>Key Designations:</b></p> <ul style="list-style-type: none"> <li>• UDP WA1.13 Employment Land</li> </ul>				<p><b>Adjacent Designations:</b></p> <ul style="list-style-type: none"> <li>• Employment land</li> <li>• Greenspace</li> <li>• Woodland/road</li> </ul>				Urban? <input type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		No impact <input type="checkbox"/>	
<b>Landscape and Townscape</b>																			
<p><b>Category 1: Significant Constraints</b></p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</p>				No significant issues identified.				<p><b>Category 1: Significant Constraints</b></p> <p>Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site?</p>				Urban? <input type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		No impact <input type="checkbox"/>	
<p><b>Category 2: Constraints</b></p> <p>Area of High Landscape Value or Significance</p> <p>Tree Preservation Order (TPO)</p> <p>Grade 2 or 3a Agricultural Land</p>				<p>Area of Significant Historic Landscape</p>				<p><b>Category 2: Constraints</b></p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p>				Urban? <input type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		No impact <input type="checkbox"/>	
				<p>Zero/Low Impact - no or minimal mitigation required</p>				<p>Medium Impact - mitigation required</p>				Urban? <input checked="" type="checkbox"/>		Urban fringe? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>		No impact <input type="checkbox"/>	
				<p>High Impact - significant mitigation required</p>				<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>No.</p>				Urban? <input type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		No impact <input type="checkbox"/>	
<b>Biodiversity</b>																			
				<p>The site lies in proximity to Willow Pond.</p>				<p>Zero/Low Impact - no or minimal mitigation required</p>				Urban? <input checked="" type="checkbox"/>		Urban fringe? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>		No impact <input type="checkbox"/>	


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



<b>SLR Ref:</b> SHLAA Ref: 370	<b>Site Area:</b> 0.32ha	<b>Site Location:</b> 23 Eddison Road, Swan (North)	<b>Is the site in the Green Belt?</b>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	<b>Brownfield %</b>	<b>100</b>	<b>Greenfield %</b>	<b>0</b>
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<b>Present Land Use:</b> Employment land <b>Adjacent Uses:</b> Employment land	<b>Site appraised for:</b> Residential	<b>Green Belt Separation</b>	Would development on this site impact upon the five purposes of the Green Belt?	Impact	No impact
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	<b>Key Designations:</b> UDP WA1.13 Employment Land	<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>• Employment land</li> <li>• Residential</li> </ul>
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<b>Cumulative Impacts</b> <ul style="list-style-type: none"> <li>• Within Critical Drainage Area</li> <li>• School capacity</li> </ul>
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<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>No.</p>	Urban?	<input checked="" type="checkbox"/>	Urban fringe?	<input type="checkbox"/>	Open countryside?	<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 Bourmoor?	<input type="checkbox"/>				
	4. Preserve the special & separate characteristics of historic settlements?	<input type="checkbox"/>				

5. Assist in the regeneration of the urban area?

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**

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

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

	Area of Significant Historic Landscape	Medium Impact - mitigation required	High Impact - significant mitigation required
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**Biodiversity**


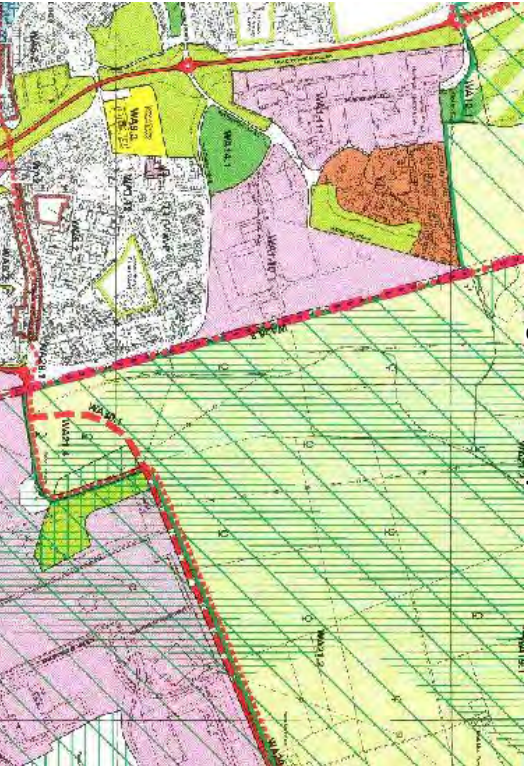
<b>Category 1: Significant Constraints</b>	Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	
	Adverse impact on Site of Special Scientific Interest (SSSI)	
	Adverse impact on Local Nature Reserve (LNR)	
	Are there any known European protected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

Would the development of the site impact upon the connectivity of habitats?	No.
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The site lies in proximity to Willow Pond.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
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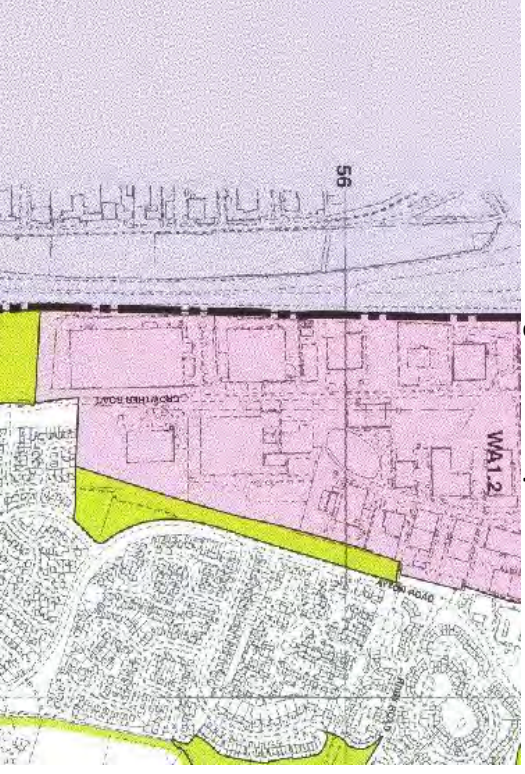

Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b>  No.	<b>Category 1: Significant Constraints</b>  Historic Park or Garden (EH List) Village Green  Cemetery / Churchyard		No significant issues identified.
<b>Flooding</b>			<b>Infrastructure and Services</b>		
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>	Existing access to be utilised.  The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.
<b>Ground Conditions &amp; Contamination</b>			<b>Suitability and Deliverability</b>		
<b>Site Topography</b>  Predominantly Flat  Gentle Slope  Undulating  Steep Slope	✓	No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?		Employment land 16 Sodpha
			<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<b>Site Appraisal Conclusion</b>  <b>Retain as employment land- as set out in the Employment Land Review. Not suitable for residential development.</b>









<b>SLR Ref:</b> SHLAA Ref: 401		<b>Site Area:</b> 48.58ha		<b>Site Location:</b> Land East of Sulgrave Road, Washington		<b>Is the site in the Green Belt?</b>		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>100</b>					
<b>Present Land Use:</b> Agriculture <b>Adjacent Uses:</b> Industry, residential		<b>Site appraised for:</b> Residential		<b>Is the site within a Settlement Break?</b>		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.		Urban? <input type="checkbox"/>		Urban fringe? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>		Impact <input type="checkbox"/>		No impact <input type="checkbox"/>	
<b>Site Photos</b> 				<b>Designations Map</b> 				<b>Cumulative Impact</b> • School capacity				<b>Zero/Low Impact - no or minimal mitigation required</b>							
<b>Key Designations:</b> UDP CN2/3/4/5 Green Belt WA30.1 New road CN15 Great north Forest CN23 Wildlife Corridors				<b>Adjacent Designations:</b> • Agriculture • Employment land • Former railway • Residential				<b>Category 1: Significant Constraints</b> [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) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor				<b>Category 2: Constraints</b> Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Wildlife Corridor				<b>Medium Impact - mitigation required</b>			
<b>Category 1: Significant Constraints</b> Grade I Agricultural Land Ancient Woodland				<b>Category 2: Constraints</b> Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape				<b>Category 1: Significant Constraints</b> Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor				<b>Category 2: Constraints</b> Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Wildlife Corridor				<b>High Impact - significant mitigation required</b>			
<b>Landscape and Townscape</b>				No significant issues identified. Grade 3B agricultural land.				<b>Biodiversity</b>				Direct impact on two LWS's, Severn Houses wetland and grassland and Usworth Pond, which have European and UK protection in relation to a wide variety of habitats and species. The site forms part of an important strategic wildlife corridor.							
<b>Category 1: Significant Constraints</b> Grade I Agricultural Land Ancient Woodland				<b>Category 2: Constraints</b> Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape				<b>Category 1: Significant Constraints</b> Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor				<b>Category 2: Constraints</b> Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Wildlife Corridor				<b>Zero/Low Impact - no or minimal mitigation required</b>			
<b>Category 1: Significant Constraints</b> Grade I Agricultural Land Ancient Woodland				<b>Category 2: Constraints</b> Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape				<b>Category 1: Significant Constraints</b> Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor				<b>Category 2: Constraints</b> Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Wildlife Corridor				<b>High Impact - significant mitigation required</b>			

Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> No significant issues identified	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms a significant section of green infrastructure corridor north-south linking Usworth Pond southwards to Severn Houses and Barnston Pond LNR. Specifically, the site contains small portions of natural/semi-natural green space.	<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area	Public Open Space/Playing Field/Play Area Natural greenspace Allotment
				<b>Category 2: Constraints</b> Archaeological Site (Known & potential)	Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The northern boundary of the site forms the functional floodplain of the Usworth Burn. Parts of the site are subject to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from local facilities.	Primary access from the west, secondary access would need further investigation. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	✓ ✓ ✓	✓ ✓ ✓
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓ ✓ 5% 10% 20%	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? <b>Site Appraisal Conclusion</b> <b>Site forms part of the Green Belt.</b>	Agriculture 625 17dpha	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
<b>Ground Conditions &amp; Contamination</b> <b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	✓ ✓ ✓	<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required



<b>SLR Ref:</b> SHLAA Ref: 402	<b>Site Area:</b> 8.15ha	<b>Site Location:</b> Land at Crowther Industrial Estate		<b>Is the site in the Green Belt?</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	<b>Brownfield %</b>	<b>85</b>	<b>Greenfield %</b>	<b>15</b>	
<b>Present Land Use:</b> Industry, open space <b>Adjacent Uses:</b> Industry		<b>Site appraised for:</b> Residential		<b>Is the site within a Settlement Break?</b>	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	
<b>Site Photos</b> 		<b>Designations Map</b> 				Would development on this site impact upon the five purposes of the Green Belt?		Impact	No impact	
		<b>Key Designations:</b> UDP W.A1.2 Employment Land	<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>• Employment land</li> <li>• Dual carriageway</li> <li>• Woodland</li> </ul>	<b>Cumulative impact</b> <ul style="list-style-type: none"> <li>• Within Critical Drainage Area</li> <li>• School capacity</li> </ul>			Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.			
<b>Landscape and Townscape</b>				<b>Biodiversity</b>						
<b>Category 1: Significant Constraints</b>	Grade I Agricultural Land	No significant issues identified		<b>Category 1: Significant Constraints</b>	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	No significant issues identified.				
	Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)					
<b>Category 2: Constraints</b>	Area of High Landscape Value or Significance			<b>Category 2: Constraints</b>	Adverse impact on Local Nature Reserve (LNR)					
	Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?					
	Grade 2 or 3a Agricultural Land				Adverse impact on Local 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.				
		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>			<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	

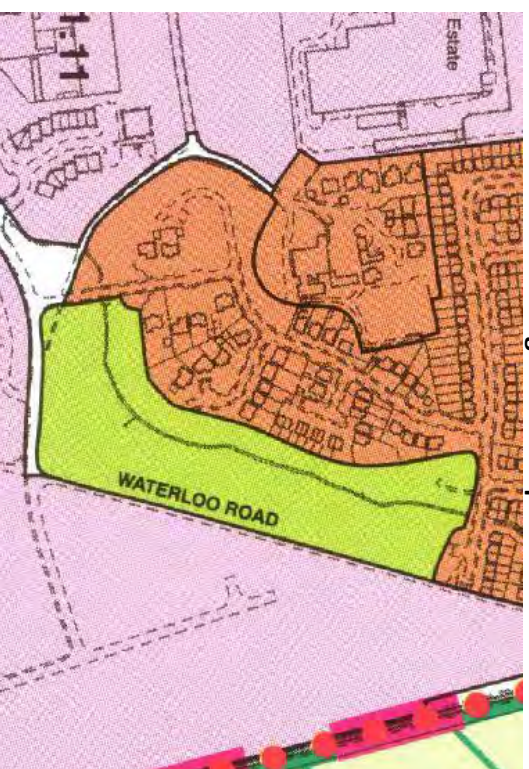
Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b> No significant issues identified.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site includes a small area of landscaping that provides natural and amenity green space.
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		<b>Zero/Low Impact - no or minimal mitigation required</b> 	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>	<b>Zero/Low Impact - no or minimal mitigation required</b> 
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<b>Zero/Low Impact - no or minimal mitigation required</b> 	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b> 	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment land. 123 20dppha
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<b>Zero/Low Impact - no or minimal mitigation required</b> 	<b>Medium Impact - mitigation required</b> 	<b>High Impact - significant mitigation required</b>		



<b>SLR Ref:</b> SHLAA Ref: 404	<b>Site Area:</b> 3.04ha	<b>Site Location:</b> Land West of Waterloo Road, Sulgrave Ind Est, Washington	<b>Is the site in the Green Belt?</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	<b>Brownfield %</b>	<b>0</b>	<b>Greenfield %</b>	<b>100</b>	<b>Urban?</b>	<b>Urban fringe?</b>	<b>Open countryside?</b>	<b>Impact</b>	<b>No impact</b>	
<b>Present Land Use:</b> Woodland <b>Adjacent Uses:</b> Industry, residential			<b>Site appraised for:</b> Residential		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area?  Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.									



Site Photos



Designations Map

**Key Designations:**  
UDP L1/7/9 Open space

- Adjacent Designations:**
- Residential
  - Employment land

- Cumulative Impacts**
- School capacity



**Landscape and Townscape**

No significant issues identified

<b>Category 1: Significant Constraints</b>	Grade 1 Agricultural Land	
	Ancient Woodland	

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

Zero/Low Impact - no or minimal mitigation required



Medium Impact - mitigation required

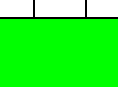
High Impact - significant mitigation required

**Biodiversity**

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

The site is within close proximity to Usworth Pond, which has European and UK protection in relation to habitats and species. The Usworth Burn is also a proposed LWS. Woodland plantation is managed by Forestry Authority for wildlife, screening and public amenity. The site also impacts upon an important wildlife corridor.







Zero/Low Impact - no or minimal mitigation required





Medium Impact - mitigation required

High Impact - significant mitigation required

<b>Would the development of the site impact upon the connectivity of habitats?</b>	Yes, woodland connection to wider corridor.	
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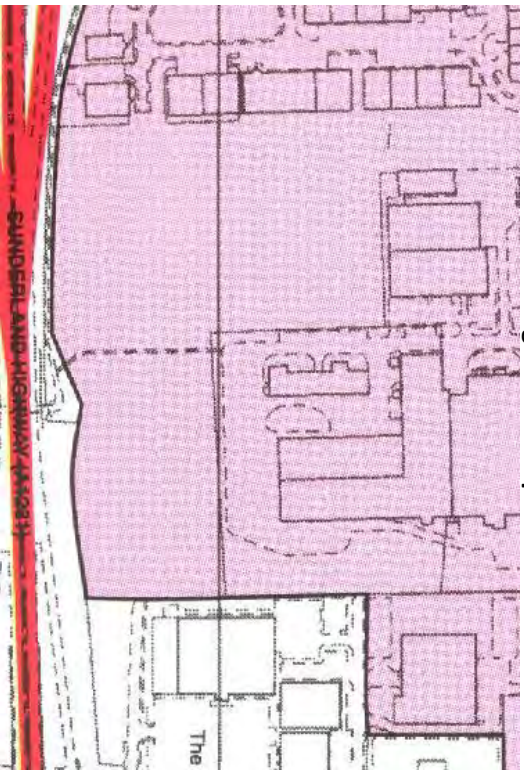
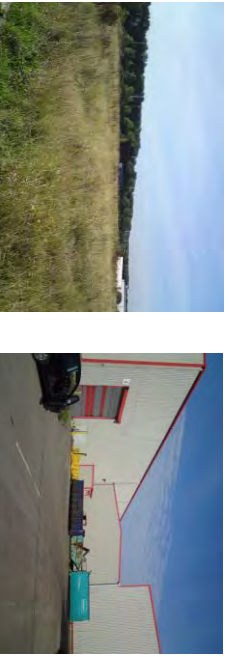
Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b>  No significant issues identified	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site is a large area of public open space that comprises mature woodland.
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	<b>Zero/Low Impact - no or minimal mitigation required</b> 	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b> 
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			
<b>Ground Conditions &amp; Contamination</b>		<b>Suitability and Deliverability</b>	
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	<b>The site lies within a coal referral area.</b>	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Woodland 45 20dppha
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		<b>Zero/Low Impact - no or minimal mitigation required</b> 	<b>Site Appraisal Conclusion</b> Site provides existing mature woodland and is not considered suitable for development.
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>	<b>Site is considered suitable for development</b>
	<b>High Impact - significant mitigation required</b> 	<b>High Impact - significant mitigation required</b> 	<b>Site is not considered suitable for development</b> 



<b>SLR Ref:</b> SHLAA Ref: 405		<b>Site Area:</b> 18.75ha		<b>Site Location:</b> Green Belt land at George Washington Golf Course, Washington		<b>Is the site in the Green Belt?</b>		<b>YES</b> <input checked="" type="checkbox"/> <b>NO</b> <input type="checkbox"/>		<b>Brownfield %</b>		<b>0</b>		<b>Greenfield %</b>		<b>100</b>			
<b>Present Land Use:</b> Golf course and housing <b>Adjacent Uses:</b> Golf course and housing				<b>Site appraised for:</b> Residential				<b>Green Belt Separation</b> In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it incorporates a popular landscaped Golf Course (included in the 2012 Greenspace Audit) and provides a major portion of Green Belt between Washington and Gateshead.		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area?  Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact					
<b>Site Photos</b> 				<b>Designations Map</b> 				<b>Key Designations:</b> UDP CN2/3/4/5 Green Belt WA12.4 Regional recreational facilities CN15 Great North Forest		<b>Adjacent Designations:</b> • Golf course • Residential		<b>Cumulative Impacts</b> • School capacity		<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>	
<b>Landscape and Townscape</b>				The south of the site contains Tree Preservation Orders.				<b>Biodiversity</b>		The site forms part of a major wildlife corridor to the north of Washington, and lies in proximity to ponds. Evidence of priority species in and in vicinity of site. Proximity to a proposed LWS.		<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>			
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land				<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))											
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)											
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)											
		Tree Preservation Order (TPO)		✓				Are there any known European protected species/habitats on or adjacent to the site?		✓									
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Wildlife Site (LWS)		✓									
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)											
								Are there any known UK protected species/habitats on or adjacent to the site?		✓									
								Wildlife Corridor		✓									
								Would the development of the site impact upon the connectivity of habitats?		Yes									


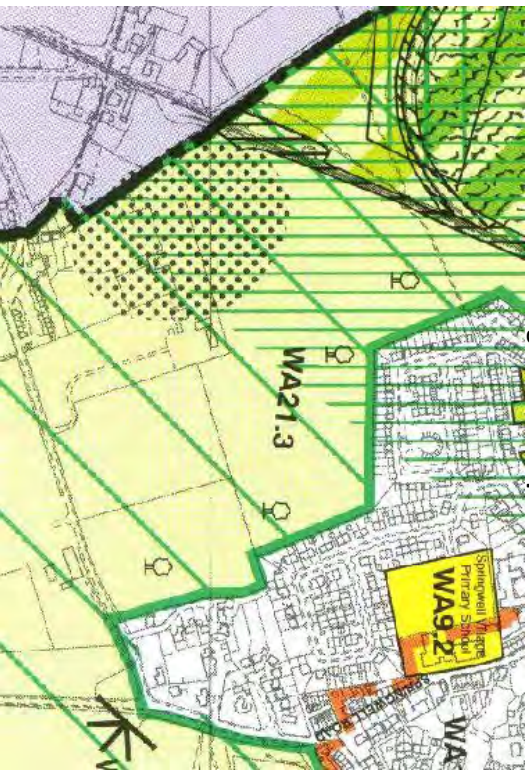
Historic Environment and Culture				Green Infrastructure																
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Yes, the site includes local archaeological significance.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms part of an existing Golf Course, and also provides natural greenspace that supports the wider Green Infrastructure corridor that runs west-east between Washington and Gateshead.	<b>Category 1: Significant Constraints</b>	Public Open Space/Playing Field/Play Area Natural greenspace Allotment	✓ ✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<b>Category 2: Constraints</b> Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<b>Category 2: Constraints</b>	Grade II listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
<b>Category 1: Significant Constraints</b>	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Golf Course 280 20dpha	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development										
											<b>Category 2: Constraints</b>	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	1% 2% <5%	<b>Ground Conditions &amp; Contamination</b> The site falls within a Coal Referral Area.	✓	Site forms part of the Green Belt.	✓			
<b>Category 1: Significant Constraints</b>	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	✓	<b>Site Appraisal Conclusion</b>	✓																
					<b>Category 2: Constraints</b>	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓													



<b>SLR Ref:</b>		<b>Site Area:</b> 4.41ha		<b>Site Location:</b> Land at Bentall Business Park, Tower Road, Washington		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>100</b>		<b>Greenfield %</b>		<b>0</b>									
<b>SHLAA Ref:</b> 406		<b>Present Land Use:</b> Industry		<b>Adjacent Uses:</b> Industry, commercial		<b>Site appraised for:</b> Residential		<b>Green Belt Separation</b>		Would development on this site impact upon the five purposes of the Green Belt?		Urban?		Urban fringe?		Open countryside?		Impact		No impact							
<b>Site Photos</b> 				<b>Designations Map</b> 				<b>Key Designations:</b> UDP WA1.3 Employment Land				<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>• Employment land</li> <li>• Dual carriageway</li> </ul>				<b>Cumulative Impacts</b> <ul style="list-style-type: none"> <li>• School capacity</li> </ul>											
<b>Landscaped and Townscape</b> 				No significant issues identified				<b>Biodiversity</b>				No significant issues identified															
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		Ancient Woodland		No significant issues identified		<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		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?	
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		No significant issues identified		<b>Category 2: Constraints</b>		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?									
		Grade 2 or 3a Agricultural Land				No significant issues identified																					
		Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required																Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
						Medium Impact - mitigation required																High Impact - significant mitigation required					


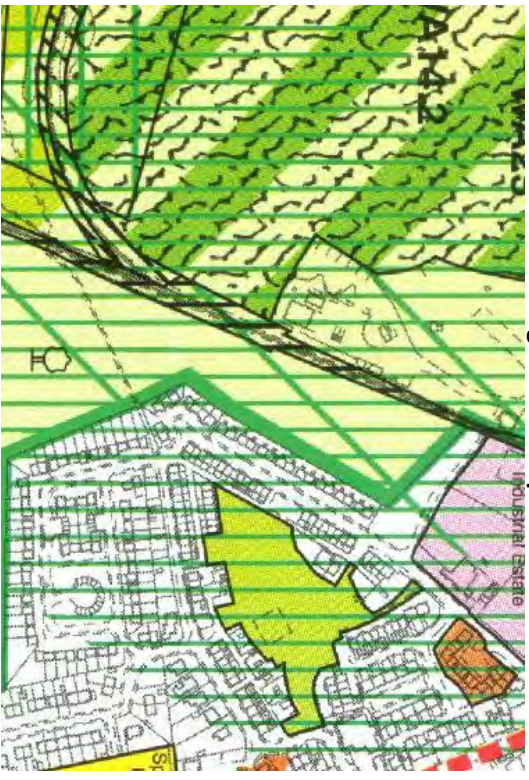
Historic Environment and Culture				Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b> No significant issues identified	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site may indirectly impact upon the green infrastructure corridor.	<b>Category 1: Significant Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<b>Zero/Low Impact - no or minimal mitigation required</b> ✓
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)				<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?  Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.			
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b> ✓	<b>High Impact - significant mitigation required</b>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b> ✓
<b>Ground Conditions &amp; Contamination</b> <b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope				<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?  <b>Site Appraisal Conclusion</b>			
Formerly a waste site, there may be issues relating to contamination.				Employment land 66 20dppha			
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	✓	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b> ✓	<b>High Impact - significant mitigation required</b>	<b>Site is considered suitable for development</b>	<b>Site is considered potentially suitable for development</b>	<b>Site is not considered suitable for development</b> ✓
<b>Retain as employment land- as set out in the Employment Land Review. Not suitable for residential development.</b>							



<b>SLR Ref:</b> SHLAA Ref: 407		<b>Site Area:</b> 11.76ha		<b>Site Location:</b> Land to the north of Mount Lane and south of Windsor Terrace, Springwell Village		<b>Is the site in the Green Belt?</b>		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>100</b>			
<b>Present Land Use:</b> Agriculture / pasture <b>Adjacent Uses:</b> Housing, agriculture		<b>Site Photos</b> 		<b>Site appraised for:</b> Residential / school		<b>Green Belt Separation</b> In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms part of the strategic green infrastructure and wildlife corridor between Gateshead, Springwell and Washington, and Coalfield Ridge landscape, with emerging views to the south and southeast. It partly bounds the Bowes Railway Scheduled Ancient Monument.		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					
<b>Designations Map</b> 		<b>Key Designations:</b> UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors B14 Areas of Potential Archaeological Importance		<b>Adjacent Designations:</b> • Residential • Agriculture		<b>Cumulative Impacts</b> • School capacity		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					
<b>Landscape and Townscape</b>		<b>Category 1: Significant Constraints</b> Grade I Agricultural Land Ancient Woodland		The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument, and the prominent views all lend weight to this area being of higher landscape value. Agricultural land quality not known.		<b>Biodiversity</b>		Proximity to ponds and a LWS. Evidence of priority species on and in vicinity of site. The site forms part of a wildlife corridor along the south and west of Springwell Village, between Washington and Gateshead.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land				<b>Category 1: Significant Constraints</b> Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) 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 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		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	
Area of Significant Historic Landscape		✓		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		✓		Medium Impact - mitigation required		High Impact - significant mitigation required			
						Would the development of the site impact upon the connectivity of habitats?		Yes		✓		Medium Impact - mitigation required		High Impact - significant mitigation required			


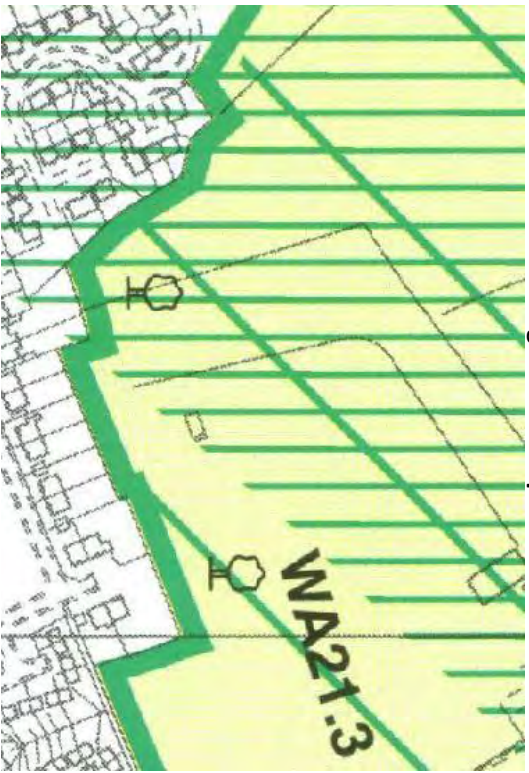
Historic Environment and Culture				Green Infrastructure								
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	<b>Does the site have any historical or archaeological significance?</b> The site bounds the Bowes Railway Scheduled Ancient Monument. The site also includes additional local archaeological significance, and is located alongside the proposed Springwell Village Conservation Area.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms part of a Green Infrastructure corridor running between Springwell Village, Washington and Gateshead. A public right of way follows the northern boundary of the site.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required					
	✓							<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	✓											
<b>Flooding</b>				<b>Infrastructure and Services</b>								
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		A small proportion of the site is affected by 1:30 incidence surface water flooding. Known groundwater flooding issues.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from local facilities.	Access to be determined, given size of site, may be an issue. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required					
	<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone							✓ 1% 1% 2%	✓			
<b>Ground Conditions &amp; Contamination</b>												
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 176 20dpha	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development					
								<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
												<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)
<b>Site Appraisal Conclusion</b> <b>Site forms part of the Green Belt.</b>												



<b>SLR Ref:</b> SHLAA Ref: 408		<b>Site Area:</b> 1.77ha		<b>Site Location:</b> Land to rear of Windsor Terrace, Springwell Village, Washington		<b>Is the site in the Green Belt?</b>		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<b>Brownfield %</b>		<b>0</b>		<b>Greenfield %</b>		<b>100</b>			
<b>Present Land Use:</b> Pasture / agriculture <b>Adjacent Uses:</b> Railway, quarry and housing				<b>Site appraised for:</b> Residential				<b>Green Belt Separation</b> This area is bounded by housing on two sides, and by the Bowes Railway Scheduled Ancient Monument on a third side. Behind the railway lies Springwell Quarries. The Field is identified as a former landfill / waste site. There is only a narrow link to the open countryside to the south, and as such the Field provides very limited support to the green infrastructure corridor and landscape.  The setting of the Bowes Railway is a key consideration, though it is acknowledged that the Field's impact upon urban sprawl, countryside encroachment and settlement merging is comparatively minor.				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area?  Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact			
<b>Site Photos</b> 				<b>Designations Map</b> 				<b>Cumulative Impacts</b> <ul style="list-style-type: none"> <li>School capacity</li> </ul>				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
<b>Key Designations:</b> UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors B12 Scheduled Ancient Monuments				<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>Residential</li> <li>Mineral railway</li> <li>Quarry</li> <li>Agriculture</li> </ul>				<b>Category 1: Significant Constraints</b> Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) 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				Proximity to ponds and a LWS. Evidence of priority species on and in vicinity of site. The site forms the edge of a wildlife corridor along the south and west of Springwell Village, between Washington and Gateshead.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
<b>Category 2: Constraints</b> Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape				<b>Category 2: Constraints</b> Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor				Would the development of the site impact upon the connectivity of habitats?		Yes		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
<b>Landscape and Townscape</b>				<b>Category 1: Significant Constraints</b> Grade I Agricultural Land Ancient Woodland				<b>Category 1: Significant Constraints</b> The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument, and the prominent views all lend weight to this area being of higher landscape value. Agricultural land quality not known.				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			


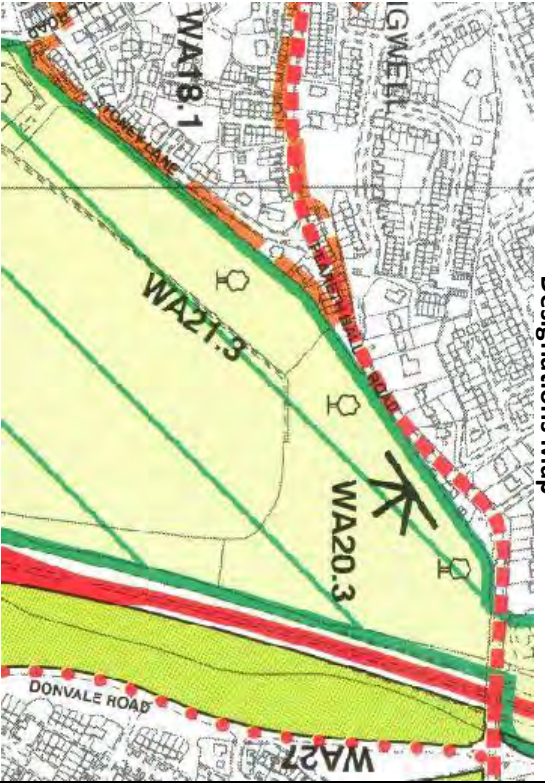
Historic Environment and Culture				Green Infrastructure					
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	✓	<b>Does the site have any historical or archaeological significance?</b> The site bounds the Bowes Railway Scheduled Ancient Monument. The site is also located alongside the proposed Springwell Village Conservation Area.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms the edge of a Green Infrastructure corridor running between Springwell Village and Gateshead. A public right of way follows the southern boundary of the site.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
	<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)							✓	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
<b>Flooding</b>				<b>Infrastructure and Services</b>					
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	Part of the site is affected by 1:30 incidence surface water flooding. Known groundwater flooding issues.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there road capacity for site traffic generation?	Access to be determined.	The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.		
					<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓ 10% 10% 10%		Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Zero/Low Impact - no or minimal mitigation required
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>					
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	✓	The whole site has been subject to landfill activity.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	What is considered suitable on the site? Agriculture	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
						<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Site Appraisal Conclusion</b>				<b>Site Appraisal Conclusion</b>					
<b>Site forms part of the Green Belt.</b>				<b>Site forms part of the Green Belt.</b>					



<b>SLR Ref:</b> SHLAA Ref: 415		<b>Site Area:</b> 1.99ha		<b>Site Location:</b> Land north of Uplands Way, Springwell Village, Washington		<b>Is the site in the Green Belt?</b>		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>100</b>			
<b>Present Land Use:</b> Pasture <b>Adjacent Uses:</b> Housing and agriculture		<b>Site Photos</b> 		<b>Site appraised for:</b> Residential		<b>Green Belt Separation</b> In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms part of the strategic green infrastructure and wildlife corridor between Gateshead and Springwell, and Coalfield Ridge landscape. It lies close to the Bowes Railway Scheduled Ancient Monument.		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Sealham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact					
<b>Designations Map</b> 		<b>Key Designations:</b> UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors		<b>Adjacent Designations:</b> • Agriculture • Residential		<b>Cumulative Impacts</b> • School capacity		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		High Impact - significant mitigation required			
<b>Landscape and Townscape</b>		<b>Category 1: Significant Constraints</b> Grade 1 Agricultural Land Ancient Woodland		The sandstone vernacular of the village and the prominent views lend weight to this area being of higher landscape value. Agricultural land quality not known.		<b>Category 1: Significant Constraints</b> [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?		✓		The site has proximity to ponds and a LWS. Evidence of priority species on and in vicinity of site. Forms part of a regionally significant wildlife corridor along the northern edge of the city.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
<b>Category 2: Constraints</b> Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		✓				Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		✓		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required				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			


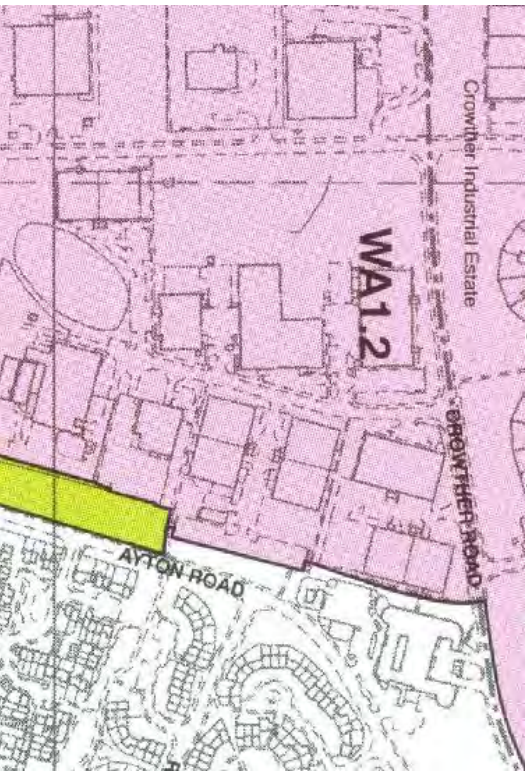



Historic Environment and Culture			Green Infrastructure				
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	<b>Does the site have any historical or archaeological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

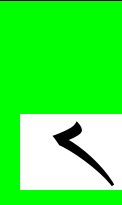






<b>SLR Ref:</b> SHLAA Ref: 424		<b>Site Area:</b> 6.55ha		<b>Site Location:</b> Land south of Stoney Lane, Springwell Village, Washington		<b>Is the site in the Green Belt?</b>		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>100</b>					
<b>Present Land Use:</b> Pasture <b>Adjacent Uses:</b> Housing, pasture, road		<b>Site appraised for:</b> Residential		<b>Key Designations:</b> UDP CN2/3/4/5 Green Belt CN15 Great North Forest WA20.3 Important Panoramic Views		<b>Adjacent Designations:</b>		<ul style="list-style-type: none"> <li>Residential</li> <li>Proposed Conservation Area</li> <li>Agriculture</li> <li>Motorway</li> </ul>		<p><b>Green Belt Separation</b></p> <p>In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms part of the strategic green infrastructure and wildlife corridor between Springwell Village and Washington, and Coalfield Ridge landscape, with panoramic views to the south and southeast.</p>		<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor?</p> <p>4. Preserve the special &amp; separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>		<p>Impact</p> <p>No impact</p>		<p>Open countryside?</p>			
<b>Site Photos</b> 		<b>Designations Map</b> 		<b>Key Designations:</b> UDP CN2/3/4/5 Green Belt CN15 Great North Forest WA20.3 Important Panoramic Views		<b>Adjacent Designations:</b>		<ul style="list-style-type: none"> <li>Residential</li> <li>Proposed Conservation Area</li> <li>Agriculture</li> <li>Motorway</li> </ul>		<p><b>Cumulative Impacts</b></p> <ul style="list-style-type: none"> <li>School capacity</li> </ul>		<p>Zero/Low Impact - no or minimal mitigation required</p>		<p>Medium Impact - mitigation required</p>		<p>High Impact - significant mitigation required</p>			
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		Ancient Woodland		The sandstone vernacular of the village and the prominent views lend weight to this area being of higher landscape value. Agricultural land quality not known.		<p><b>Category 1: Significant Constraints</b></p> <p>Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site?</p>		<p>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>Development would impact upon wildlife corridor between Springwell Village and Washington. Evidence of priority species on and in vicinity of site.</p>		<p>Zero/Low Impact - no or minimal mitigation required</p>		<p>Medium Impact - mitigation required</p>		<p>High Impact - significant mitigation required</p>	
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		<p><b>Category 2: Significant Constraints</b></p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p>		<p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p>		<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>Yes</p>		<p>Zero/Low Impact - no or minimal mitigation required</p>		<p>Medium Impact - mitigation required</p>		<p>High Impact - significant mitigation required</p>			
Area of Significant Historic Landscape		Grade 2 or 3a Agricultural Land				<p><b>Category 2: Constraints</b></p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p>		<p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p>		<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>Yes</p>		<p>Zero/Low Impact - no or minimal mitigation required</p>		<p>Medium Impact - mitigation required</p>		<p>High Impact - significant mitigation required</p>			

Historic Environment and Culture				Green Infrastructure						
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b> Site is located adjacent to the proposed Springwell Village Conservation Area.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site would affect the full width of the green infrastructure corridor between Springwell Village and Washington.					
<b>Category 2: Constraints</b> Grade II listed Building/Structure  Conservation Area		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor					
<b>Flooding</b>				<b>Infrastructure and Services</b>						
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		<b>Parts of the site are affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.</b>	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?  Remote from local facilities.	Access to be determined, may require mitigation.  The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>			
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)					
<b>Ground Conditions &amp; Contamination</b>										
<b>Site Topography</b> Predominantly Flat  Gentle Slope Undulating Steep Slope		<b>No significant issues identified.</b>	<b>Site Appraisal Conclusion</b>  <b>Site forms part of the Green Belt.</b>	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 98 20dpha	<b>Site is considered suitable for development</b>	<b>Site is considered potentially suitable for development</b>			
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<b>Site is considered suitable for development</b>	<b>Site is not considered suitable for development</b>			



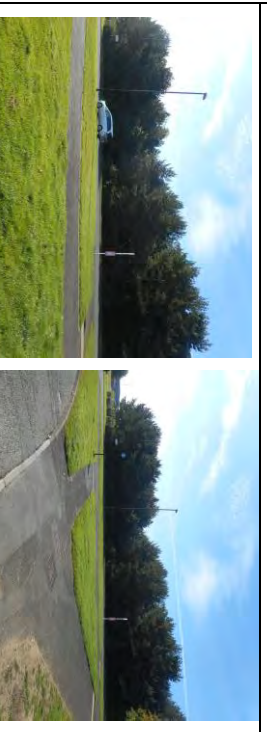
<b>SLR Ref:</b> SHLAA Ref: 427	<b>Site Area:</b> 4.96ha	<b>Site Location:</b> Units at Tilley Road, Crowther Industrial Estate, Washington		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	<b>Brownfield %</b>	<b>100</b>	<b>Greenfield %</b>	<b>0</b>	
<b>Present Land Use:</b> Employment allocation <b>Adjacent Uses:</b> Open space	<b>Site Photos</b> 		<b>Site appraised for:</b> Residential		<b>Green Belt Separation</b>							
<b>Designations Map</b> 			<b>Key Designations:</b> UDP WA1.2 Employment Land		<b>Adjacent Designations:</b>		<ul style="list-style-type: none"> <li>• Employment land</li> <li>• Greenspace</li> <li>• Residential</li> </ul>					
<b>3-18</b> 			<b>Key Designations:</b> UDP WA1.2 Employment Land		<b>Adjacent Designations:</b>		<ul style="list-style-type: none"> <li>• Within Critical Drainage Area</li> <li>• School capacity</li> </ul>					
<b>Landscape and Townscape</b>												
<b>Category 1: Significant Constraints</b>			Grade I Agricultural Land			Ancient Woodland			No significant issues identified.			
<b>Category 2: Constraints</b>			Area of High Landscape Value or Significance			Tree Preservation Order (TPO)						
			Grade 2 or 3a Agricultural Land									
			Area of Significant Historic Landscape						Zero/Low Impact - no or minimal mitigation required 			
									Medium Impact - mitigation required			
									High Impact - significant mitigation required			
<b>Biodiversity</b>												
<b>Category 1: Significant Constraints</b>			Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))			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?									
<b>Category 2: Constraints</b>			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Are there any known UK protected species/habitats on or adjacent to the site?			
			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Wildlife Corridor			
			Would the development of the site impact upon the connectivity of habitats?			No						
									Zero/Low Impact - no or minimal mitigation required 			
									Medium Impact - mitigation required			
									High Impact - significant mitigation required			

Historic Environment and Culture				Green Infrastructure								
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b> No significant issues identified.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site includes some pockets of amenity greenspace associated with the employment area.								
								<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required
<b>Flooding</b>				<b>Infrastructure and Services</b>								
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		Site is located within Critical Drainage Area, and is prone, in parts, to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access from Tilley Road.  The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.								
								<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 	
<b>Category 2: Constraints</b> 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	Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 						
<b>Ground Conditions &amp; Contamination</b>												
<b>Site Topography</b>	Predominantly Flat	✓	Pylon running along south western corner of the site along Crowther Road.	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment land. 70 19dpha							
	Gentle Slope											
	Undulating  Steep Slope											
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	✓	Zero/Low Impact - no or minimal mitigation required	<b>Site Appraisal Conclusion</b> Retain 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 						
	<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Medium Impact - mitigation required 	High Impact – significant mitigation required	Site is considered suitable for development	Site is not considered suitable for development 					



<b>2SLR Ref:</b> SHLAA Ref: 453	<b>Site Area:</b> 0.45ha	<b>Site Location:</b> Land at Silverstone Road, Sulgrave, Washington		<b>Is the site in the Green Belt?</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	<b>Brownfield %</b>	<b>Greenfield %</b>	<b>100</b>	
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<b>Present Land Use:</b> Natural Greenspace (woodland) <b>Adjacent Uses:</b> Amenity open space	<b>Site appraised for:</b> Residential	<b>Green Belt Separation</b>		<b>Urban?</b>	<b>Urban fringe?</b>	<b>Open countryside?</b>	<b>Impact</b>	<b>No impact</b>
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**Key Designations:**  
UDP WAZ New employment area

**Adjacent Designations:**

- Greenspace
- Residential

<p><b>Cumulative Impacts</b></p> <ul style="list-style-type: none"> <li>• School capacity</li> </ul>	Would development on this site impact upon the five purposes of the Green Belt?	<input type="checkbox"/>	<input type="checkbox"/>
	1. Check unrestricted sprawl of the built-up area?	<input type="checkbox"/>	<input type="checkbox"/>
	2. Safeguard the countryside from further encroachment?	<input type="checkbox"/>	<input type="checkbox"/>
	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor?	<input type="checkbox"/>	<input type="checkbox"/>
	4. Preserve the special & separate characteristics of historic settlements?	<input type="checkbox"/>	<input type="checkbox"/>
5. Assist in the regeneration of the urban area?	<input type="checkbox"/>	<input type="checkbox"/>	
<p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>			

**Landscape and Townscape**

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

<b>Category 2: Constraints</b>	Area of High Landscape Value or Significance	
	Tree Preservation Order (TPO)	
	Grade 2 or 3a Agricultural Land	
	Area of Significant Historic Landscape	

**Biodiversity**



<b>Category 1: Significant Constraints</b>	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	
	Adverse impact on Site of Special Scientific Interest (SSSI)	
	Adverse impact on Local Nature Reserve (LNR)	
	Are there any known European protected species/habitats on or adjacent to the site?	










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

<b>Would the development of the site impact upon the connectivity of habitats?</b>	No.	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>
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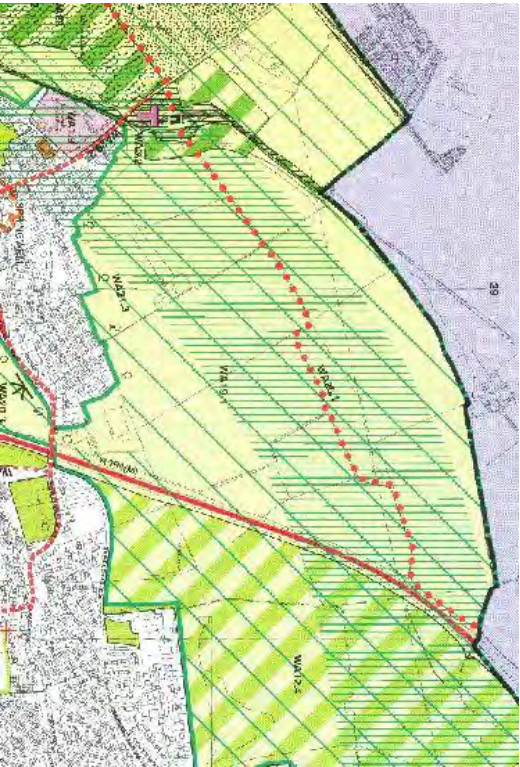
Historic Environment and Culture				Green Infrastructure										
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b> No significant issues identified.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site is currently natural greenspace occupied by woodland. Whilst this woodland would be lost, the site is already allocated for development through the UDP.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<b>Category 1: Significant Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	NO	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	
														<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
<b>Flooding</b> Low incidence potential of groundwater flooding.														
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>	<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?  Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	Access to be determined, may require contribution from developer. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	
														Surface Water Flooding - % of land within 1 in 30 incidence (high) Surface Water Flooding - % of land within 1 in 100 incidence (medium) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone
<b>Ground Conditions &amp; Contamination</b>														
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	✓	No significant issues identified.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Open space/woodland 10 24dpha	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	✓	Site is considered suitable for development	Site is not considered suitable for development	
														<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)
														<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)
<b>Site Appraisal Conclusion</b> <b>Not suitable for residential development- site provides mature shelter belt to Northumberland Way.</b>														



<b>SLR Ref:</b> SHLAA Ref: 463		<b>Site Area:</b> 22.21ha		<b>Site Location:</b> West of Waterloo Road, Washington		<b>Is the site in the Green Belt?</b>		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<b>Brownfield %</b>		<b>0</b>		<b>Greenfield %</b>		<b>100</b>		<b>Open countryside?</b>		<input checked="" type="checkbox"/>					
<b>Present Land Use:</b> Agriculture <b>Adjacent Uses:</b> Playing pitches, agriculture, residential, employment				<b>Site appraised for:</b> Residential				<b>Green Belt Separation</b> In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging.  The Green Belt gap between Washington and Follingsby is proposed to be narrowed by Gateshead MBC, which if successful would remove the Green Belt north of the city boundary and River Don. It should be noted that the Inspector's Report for the 1998 UDP dismissed a consultation proposal to remove this site from the Green Belt as it would cause significant encroachment into the countryside and would also considerably reduce the gap between Washington and Follingsby.  Furthermore, parts of this site are affected by Flood Zones and surface water flooding associated with both the River Don and Usworth Burn, and protected Local Wildlife Sites are associated within these rivers, lying close to the Field boundary.  <b>Cumulative Impacts</b> <ul style="list-style-type: none"> <li>School capacity</li> </ul>				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input checked="" type="checkbox"/> <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/> <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor? <input checked="" type="checkbox"/> <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> <input checked="" type="checkbox"/> 5. Assist in the regeneration of the urban area? <input checked="" type="checkbox"/> <input type="checkbox"/>  Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.				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 <input checked="" type="checkbox"/>	
<b>Site Photos</b> 				<b>Designations Map</b> 				<b>Key Designations:</b> UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors				<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>Agriculture</li> <li>Residential</li> <li>Former railway line</li> <li>Sports pitches</li> </ul>				The site forms part of a significant wildlife corridor which runs along the northern edge of the city. Development of the site would significantly impact upon the connectivity of habitats, including adjacent LWS's. The site lies in proximity to ponds and there is evidence of priority species on and in vicinity of site.									
<b>Landscape and Townscape</b>																									
<b>Category 1: Significant Constraints</b>				Grade I Agricultural Land				Approximately 20% of the site is classed as Grade 2 and 3a agricultural land. The remainder of the site is classed as Grade 3b agricultural land.				<b>Category 1: Significant Constraints</b>				[Bansar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]				Adverse impact on European sites					
				Ancient Woodland								Adverse impact on Site of Special Scientific Interest (SSSI)				Adverse impact on Local Nature Reserve (LNR)				Are there any known European protected species/habitats on or adjacent to the site?					
				Tree Preservation Order (TPO)								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?					
<b>Category 2: Constraints</b>				Area of High Landscape Value or Significance								Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)				Wildlife Corridor					
				Grade 2 or 3a Agricultural Land																					
				Area of Significant Historic Landscape																					

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



<b>SLR Ref:</b> SHLAA Ref: 478		<b>Site Area:</b> 100ha		<b>Site Location:</b> Land North of Springwell Village		<b>Is the site in the Green Belt?</b>		<b>YES</b> <input checked="" type="checkbox"/> <b>NO</b> <input type="checkbox"/>		<b>Brownfield %</b>		<b>1</b>		<b>Greenfield %</b>		<b>99</b>		<b>Open countryside?</b>		<input checked="" type="checkbox"/>					
<b>Present Land Use:</b> Agriculture <b>Adjacent Uses:</b> Agriculture, residential, museum, golf course				<b>Site Photos</b> 				<b>Site appraised for:</b> Residential				<b>Designations Map</b> 				<b>Green Belt Separation</b> In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms part of the strategic green infrastructure and wildlife corridor between Gatheshead and Springwell, and Coalfield Ridge landscape. It is partly linked to the Bowes Railway Scheduled Ancient Monument and includes the Grade 2 listed Peareth Hall Farm.				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input checked="" type="checkbox"/> No impact <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/> No impact <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmooor? <input checked="" type="checkbox"/> No impact <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input checked="" type="checkbox"/> No impact <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input checked="" type="checkbox"/> No impact <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
<b>Key Designations:</b> UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors				<b>Adjacent Designations:</b> • Agriculture • Motorway • Residential • Scheduled Ancient Monument / Museum				<b>Cumulative Impacts</b> • School capacity				<b>Biodiversity</b> Proximity to ponds, and there is evidence of priority species on the site. The site includes a proposed Local Wildlife Site (Upper Don Tributaries), and lies adjacent to an additional LWS (Bowes Railway). The site forms part of a regionally significant wildlife corridor along the northern edge of the city.													
<b>Landscape and Townscape</b>		Grade 1 Agricultural Land Ancient Woodland		The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument, and the prominent views all lend weight to this area being of higher landscape value. The site also includes some TPOs. Agricultural land quality not known.		<b>Category 1: Significant Constraints</b> [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>		<b>Category 2: Constraints</b> Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/> Wildlife Corridor <input checked="" type="checkbox"/>		<b>Would the development of the site impact upon the connectivity of habitats?</b> Yes <input checked="" type="checkbox"/>				<b>Zero/Low Impact - no or minimal mitigation required</b>				<b>Medium Impact - mitigation required</b>				<b>High Impact - significant mitigation required</b> <input checked="" type="checkbox"/>			
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<b>Zero/Low Impact - no or minimal mitigation required</b>				<b>Medium Impact - mitigation required</b>				<b>High Impact - significant mitigation required</b> <input checked="" type="checkbox"/>							
<b>Category 1: Significant Constraints</b>		Area of Significant Historic Landscape <input checked="" type="checkbox"/>		<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>				<b>High Impact - significant mitigation required</b> <input checked="" type="checkbox"/>															

Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	<b>Does the site have any historical or archaeological significance?</b> Site is located adjacent Bowes Railway Scheduled monument located to west of site, with potential for archaeological finds on site, and Grade II Listed building Red Hill House.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms part of a Green Infrastructure corridor running between Springwell Village and Gateshead. A Public right of way passes through site.	
	✓				
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b> ✓	<b>High Impact – significant mitigation required</b>	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
	✓				
<b>Flooding</b>			<b>Infrastructure and Services</b>		
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		<b>The Whittle Burn runs through the site and is identified as 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.</b>	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from facilities.	Significant access issues and impact on existing infrastructure. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b> ✓	
	<5				
	<5				
	<5				
	<5				
<b>Ground Conditions &amp; Contamination</b>			<b>Suitability and Deliverability</b>		
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope		<b>Pylons running through site. Site is also located within a Coal Referral Area.</b>	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 1500 20dppha	
	✓				
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	✓	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b> ✓	<b>High Impact – significant mitigation required</b>	<b>Site forms part of the Green Belt.</b>
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓	<b>Site is considered suitable for development</b>	<b>Site is considered potentially suitable for development</b>	<b>Site is not considered suitable for development</b> ✓	



<b>SLR Ref:</b> SHLAA Ref: 538	<b>Site Area:</b> 2.8ha	<b>Site Location:</b> Havannah Road, Washington	<b>Is the site in the Green Belt?</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	<b>Brownfield %</b>	<b>Greenfield %</b>	<b>100</b>	
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<b>Present Land Use:</b> Amenity open space <b>Adjacent Uses:</b> Residential and employment	<b>Site appraised for:</b> Residential	<b>Green Belt Separation</b>	Would development on this site impact upon the five purposes of the Green Belt?	Impact	No impact
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**Key Designations:**  
UDP L1/7/9 Open space

**Adjacent Designations:**

- Residential
- Employment land
- Dual carriageway

**Cumulative Impacts**

- Within Critical Drainage Area
- School capacity

Urban?	<input checked="" type="checkbox"/>	Urban fringe?		Open countryside?	
Would development on this site impact upon the five purposes of the Green Belt?					
1. Check unrestricted sprawl of the built-up area?	<input type="checkbox"/>				
2. Safeguard the countryside from further encroachment?	<input type="checkbox"/>				
3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmooor?	<input type="checkbox"/>				
4. Preserve the special & separate characteristics of historic settlements?	<input type="checkbox"/>				
5. Assist in the regeneration of the urban area?	<input type="checkbox"/>				
Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					

**Landscape and Townscape**







<b>Category 1: Significant Constraints</b>	Grade I Agricultural Land	No significant issues identified.	<b>Category 1: Significant Constraints</b>	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	
	Ancient Woodland			Adverse impact on Site of Special Scientific Interest (SSSI)	

<b>Category 2: Constraints</b>	Area of High Landscape Value or Significance	No significant issues identified.	<b>Category 2: Constraints</b>	Adverse impact on Local Nature Reserve (LNR)	
	Tree Preservation Order (TPO)			Are there any known European protected species/habitats on or adjacent to the site?	
	Grade 2 or 3a Agricultural Land		<b>Category 2: Constraints</b>	Adverse impact on Local Wildlife Site (LWS)	
	Area of Significant Historic Landscape			Adverse impact on Local Geodiversity Site (LGS)	



			<b>Category 1: Significant Constraints</b>	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"/>	
			Medium Impact - mitigation required		
			High Impact - significant mitigation required		

Woodland providing habitat for bird species.



Historic Environment and Culture				Green Infrastructure							
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b> No significant issues identified.		<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site is a natural greenspace containing a mature tree belt along the boundary with Havannah Road. The site contains long grassland interspersed with shrubs.					
								<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area		<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment	<input checked="" type="checkbox"/>
<b>Zero/Low Impact - no or minimal mitigation required</b> 			<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b> 		<b>Zero/Low Impact - no or minimal mitigation required</b> 	<b>Medium Impact - mitigation required</b> 	<b>High Impact - significant mitigation required</b> 		
<b>Flooding</b>				<b>Infrastructure and Services</b>							
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		Site is located in Critical Drainage Area and is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Access from Moorway.  The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.					
								<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	<input checked="" type="checkbox"/>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>
Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>				
<b>Ground Conditions &amp; Contamination</b>											
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	The site lies in a Coal Referral Area.		<b>Suitability and Deliverability</b> What is considered suitable on the site? Residential How many homes could be provided? 40 19dpha How many jobs could the site provide for?							
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				<b>Site Appraisal Conclusion</b> <b>Site is considered suitable for development.</b>							
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				<b>Site is considered suitable for development.</b> 							
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				<b>Site is not considered suitable for development</b>							



<b>SLR Ref:</b>	<b>Site Area: 0.75ha</b>		<b>Site Location:</b> The Vicarage, Vigo Lane, Harraton, Washington			<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	<b>Brownfield %</b>	<b>100</b>	<b>Greenfield %</b>	<b>0</b>		
<b>SHLAA Ref:</b> 560										<b>Urban?</b>	<input checked="" type="checkbox"/>	<b>Urban fringe?</b>		<b>Open countryside?</b>	
<b>Present Land Use:</b> House and garden <b>Adjacent Uses:</b> Residential			<b>Site appraised for:</b> Residential			<b>Green Belt Separation</b>									
<b>Site Photos</b> 			<b>Designations Map</b> 			<b>Cumulative Impacts</b> <ul style="list-style-type: none"> <li>School capacity</li> </ul>									
			<b>Key Designations:</b> UDP EN10 White land						<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>Residential</li> </ul>			<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 Bourmooor? <input type="checkbox"/></p> <p>4. Preserve the special &amp; separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>			
<b>Landscape and Townscape</b>						<b>Biodiversity</b>									
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land	Site affected by Tree Preservation Orders.			<b>Category 1: Significant Constraints</b>			Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))			Evidence of priority species roosting in area.			
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)									
						Adverse impact on Local Nature Reserve (LNR)									
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance							Are there any known European protected species/habitats on or adjacent to the site?						
		Tree Preservation Order (TPO)				<input checked="" type="checkbox"/>									
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)									
		Area of Significant Historic Landscape	Zero/Low Impact - no or minimal mitigation required			Adverse impact on Local Geodiversity Site (LGS)			Are there any known UK protected species/habitats on or adjacent to the site?			Zero/Low Impact - no or minimal mitigation required			
			<input checked="" type="checkbox"/>			Wildlife Corridor			Would the development of the site impact upon the connectivity of habitats?			Medium Impact - mitigation required			
												High Impact - significant mitigation required			

Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance (waggonway).	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.	<b>Category 1: Significant Constraints</b> Zero/Low Impact - no or minimal mitigation required	<b>Category 1: Significant Constraints</b> Medium Impact - mitigation required High Impact - significant mitigation required
<b>Flooding</b>			<b>Infrastructure and Services</b>		
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	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?	Road access to be resolved.  The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	<b>Category 1: Significant Constraints</b> Zero/Low Impact - no or minimal mitigation required	<b>Category 1: Significant Constraints</b> Medium Impact - mitigation required High Impact - significant mitigation required
<b>Ground Conditions &amp; Contamination</b>					
<b>Site Topography</b>	Predominantly Flat  Gentle Slope  Undulating  Steep Slope	No significant issues identified.	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 6 15dpha	<b>Site Appraisal Conclusion</b> Potentially suitable for development
<b>Category 2: Constraints</b>	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<b>Category 2: Constraints</b> Potentially suitable for development	<b>Category 2: Constraints</b> Site is considered suitable for development	<b>Category 2: Constraints</b> Site is considered potentially suitable for development	<b>Category 2: Constraints</b> Site is not considered suitable for development



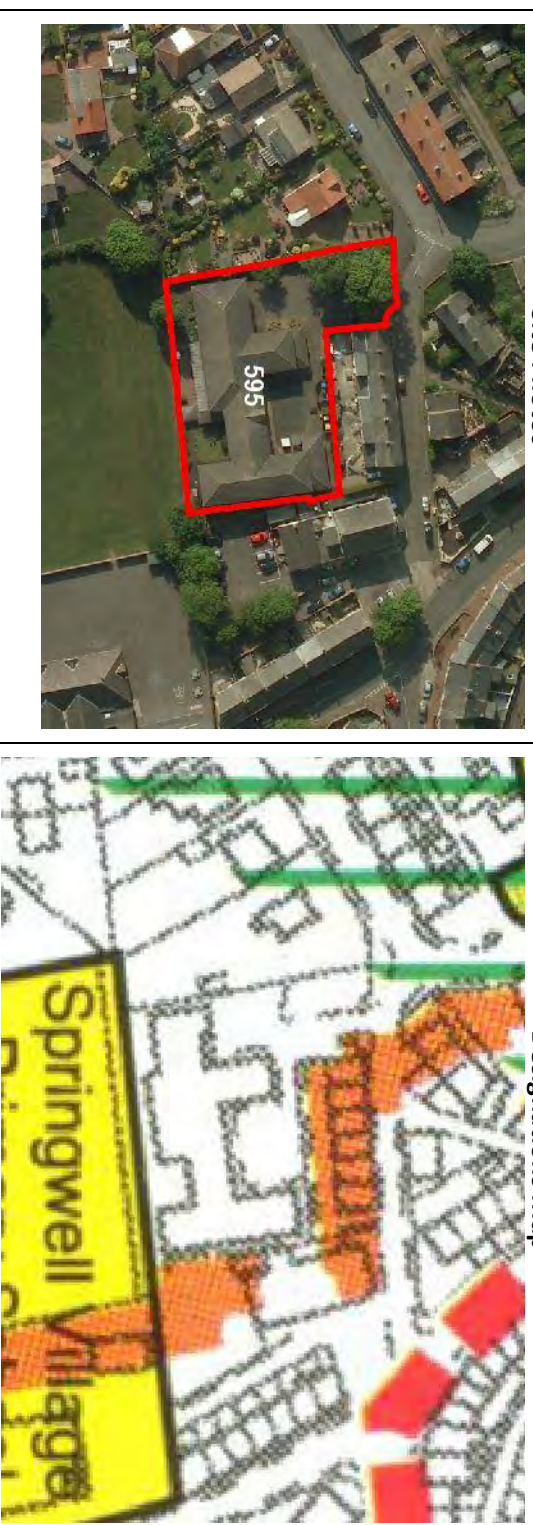
<b>SLR Ref:</b> <b>SHLAA Ref: 567</b>		<b>Site Area:</b> 3.60ha		<b>Site Location:</b> George Washington Golf Course (practice hole), Stonecellar Road, Washington		<b>Is the site in the Green Belt?</b>		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<b>Brownfield %</b>		<b>0</b>		<b>Greenfield %</b>		<b>100</b>	
<b>Present Land Use:</b> Golf Course <b>Adjacent Uses:</b> Housing, golf course, road				<b>Site appraised for:</b> Residential				<b>Green Belt Separation</b> In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. It also incorporates a mini-par 3 Golf Course.		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			
<b>Site Photos</b> 				<b>Designations Map</b> 				<b>Key Designations:</b> UDP CN2/3/4/5 Green Belt CN15 Great North Forest WA12.4 Regional recreational facilities		<b>Adjacent Designations:</b> • Golf course • Residential • Motorway		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"/>	
<b>Landscape and Townscape</b>				No significant issues identified.				<b>Biodiversity</b>		The site forms part of a wildlife corridor to the north of Washington, extending towards Gateshead and Nissan.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>	
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land Ancient Woodland		<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		<b>Category 1: Significant Constraints</b>		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>	
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape		<b>Category 2: Constraints</b>		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)		<b>Category 2: Constraints</b>		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>	
						Would the development of the site impact upon the connectivity of habitats? Yes						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>	

Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance?  No	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard		The site provides a practice hole for the Golf Course, so acts as outdoor sports facilities. It also forms part of a strategic Green Infrastructure corridor west-east between Washington and Gateshead.
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)			<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?  Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.		
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Low incidence potential of groundwater flooding.			Access from Stone Cellar Road, may require contribution from developer.  The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.
<b>Ground Conditions &amp; Contamination</b>					
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope		No significant issues identified.	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?		
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required 	Golf Course 54 20dppha		
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Medium Impact - mitigation required	<b>Site Appraisal Conclusion</b> Site forms part of the Green Belt.		
		High Impact - significant mitigation required 	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development 



<b>SLR Ref:</b> SHLAA Ref: 595	<b>Site Area:</b> 0.21ha	<b>Site Location:</b> Fell House, Albion Terrace, Springwell Village, Washington	<b>Is the site in the Green Belt?</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	<b>Brownfield %</b>	<b>100</b>	<b>Greenfield %</b>	<b>0</b>	<b>Open countryside?</b>
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<b>Present Land Use:</b> House <b>Adjacent Uses:</b> Housing and school	<b>Site appraised for:</b> Residential	<b>Green Belt Separation</b>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmooor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area?  Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	Impact	No impact
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	<b>Key Designations:</b> UDP EN10 White Land B5 Proposed Conservation Area	<b>Adjacent Designations:</b> • School • Residential	<b>Cumulative Impacts</b> • School capacity
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**Landscape and Townscape**

<b>Category 1: Significant Constraints</b>	Grade I Agricultural Land Ancient Woodland	The sandstone vernacular of the village (a proposed Conservation Area) supports the view that the area is of higher landscape value. Site includes Tree Preservation Orders.
<b>Category 2: Constraints</b>	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	

	Grade 2 or 3a Agricultural Land	
	Area of Significant Historic Landscape	




**Biodiversity**










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

				Would the development of the site impact upon the connectivity of habitats?	No.			
		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required				



Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance?  Local archaeological value.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.	<b>Category 1: Significant Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required 
<b>Flooding</b>			<b>Infrastructure and Services</b>		
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	Site is partly affected by 1:100 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Suitable for small residential development with junction improvements and adoptable layout, or extra-care facility with private access road.  The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	<b>Category 1: Significant Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required 
<b>Ground Conditions &amp; Contamination</b>					
<b>Site Topography</b>	Predominantly Flat  Gentle Slope  Undulating  Steep Slope	No significant issues identified.	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 28 133dpha (flats)	Site is considered suitable for development 
<b>Category 2: Constraints</b>	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<b>Site Appraisal Conclusion</b> Site granted planning permission for residential	Site is considered suitable for development 	Site is considered potentially suitable for development	Site is not considered suitable for development



<b>SLR Ref:</b> <b>SHLAA Ref:</b> 632	<b>Site Area:</b> 3.04ha	<b>Site Location:</b> Rear of Don Gardens, Concord, Washington		<b>Is the site in the Green Belt?</b>		<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input checked="" type="checkbox"/>	<b>Brownfield %</b>	<b>0</b>	<b>Greenfield %</b>	<b>100</b>		
<b>Present Land Use:</b> Amenity open space <b>Adjacent Uses:</b> Residential		<b>Site appraised for:</b> Residential		<b>Green Belt Separation</b>				<b>Urban?</b>	<input checked="" type="checkbox"/>	<b>Urban fringe?</b>	<input type="checkbox"/>	<b>Open countryside?</b>	<input type="checkbox"/>
<b>Site Photos</b> 		<b>Designations Map</b> 		<b>Key Designations:</b> UDP L1/7/9 Open space				<b>Adjacent Designations:</b> • Residential • Greenspace				<b>Cumulative Impacts</b> • School capacity	
<b>Landscape and Townscape</b> 		<b>No significant issues identified</b>											
<b>Category 1: Significant Constraints</b>		<b>Biodiversity</b>											
Grade 1 Agricultural Land		<b>Category 1: Significant Constraints</b> [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]				Adverse impact on European sites				Site forms part of wildlife corridor.			
Ancient Woodland		Adverse impact on Site of Special Scientific Interest (SSSI)				Adverse impact on Local Nature Reserve (LNR)				Adverse impact on Local Geodiversity Site (LGS)			
Area of High Landscape Value or Significance		Adverse impact on Local Wildlife Site (LWS)				Are there any known European protected species/habitats on or adjacent to the site?				Are there any known UK protected species/habitats on or adjacent to the site?			
Tree Preservation Order (TPO)		Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)				Wildlife Corridor			
Grade 2 or 3a Agricultural Land		<b>Category 2: Constraints</b>				Adverse impact on Local Wildlife Site (LWS)				Would the development of the site impact upon the connectivity of habitats?			
Area of Significant Historic Landscape		Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required			
		<b>Category 2: Constraints</b>				Adverse impact on Local Wildlife Site (LWS)				Medium Impact - mitigation required			
		Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)				High Impact - significant mitigation required			
		Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required			
		Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)				Medium Impact - mitigation required			
		Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)				High Impact - significant mitigation required			


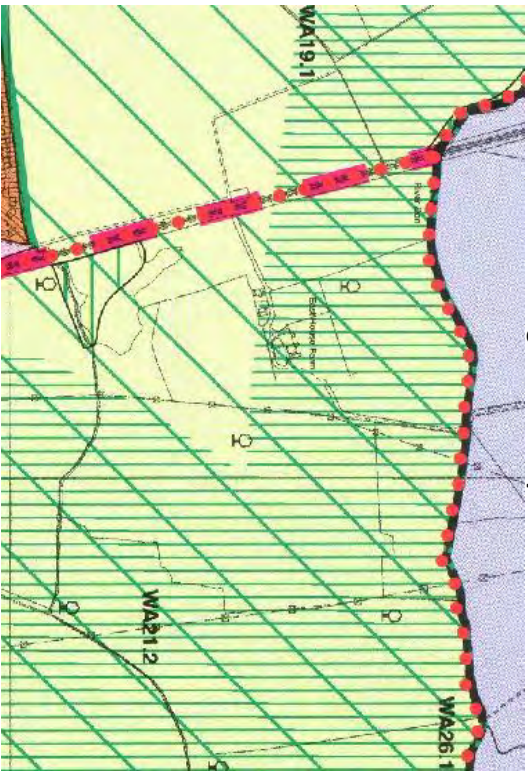
Historic Environment and Culture			Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance?  Former Usworth Colliery railway siding.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Development of the site would result in loss of substantial area of designated open space. The site also forms part of a narrow Green Infrastructure corridor running alongside the A195.	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required
				<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required 
Flooding			Infrastructure and Services			
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	Eastern edge of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?  Close proximity to Concord.	Potential access from south subject to junction spacing and visibility requirements. Link to Public Right of Way to the east.  The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required 
				<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required
Ground Conditions & Contamination						
<b>Site Topography</b> Predominantly Flat Gentle Slope  Undulating Steep Slope	No significant issues identified.			<b>Suitability and Deliverability</b> What is considered suitable on the site? Residential How many homes could be provided? 60 26dpha How many jobs could the site provide for?		
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 			Site is considered suitable for development 		
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Medium Impact - mitigation required			Site is considered potentially suitable for development 		
<b>Site Appraisal Conclusion</b> Potentially suitable for development			Site is not considered suitable for development			


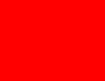








<b>SLR Ref:</b> <b>SHLAA Ref: 633</b>	<b>Site Area:</b> 0.75ha	<b>Site Location:</b> Bonemill Lane, Rickleton, Washington		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	<b>Brownfield %</b>	<b>Greenfield %</b>	<b>100</b>	
<b>Present Land Use:</b> Amenity open space <b>Adjacent Uses:</b> Residential and open space		<b>Site appraised for:</b> Residential		<b>Green Belt Separation</b>				<b>Urban?</b>	<b>Greenfield %</b>	<b>Open countryside?</b>	
<b>Site Photos</b> 		<b>Designations Map</b> 		<b>Cumulative Impacts</b>		<ul style="list-style-type: none"> <li>School capacity</li> </ul>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Key Designations:</b> UDP L1/7/9 Open space		<b>Adjacent Designations:</b>		<ul style="list-style-type: none"> <li>Parkland</li> <li>Woodland</li> <li>Residential</li> </ul>		<ul style="list-style-type: none"> <li>School capacity</li> </ul>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Landscape and Townscape</b>				<b>Biodiversity</b>				No significant issues identified.			
<b>Category 1: Significant Constraints</b>		Grade 1 Agricultural Land		<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		No significant issues identified.		Zero/Low Impact - no or minimal mitigation required	
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)				Medium Impact - mitigation required	
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)				High Impact - significant mitigation required	
		Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?				Zero/Low Impact - no or minimal mitigation required	
		Grade 2 or 3a Agricultural Land		<b>Category 2: Constraints</b>		Adverse impact on Local Wildlife Site (LWS)				Medium Impact - mitigation required	
		Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)				High Impact - significant mitigation required	
						Are there any known UK protected species/habitats on or adjacent to the site?				Zero/Low Impact - no or minimal mitigation required	
						Wildlife Corridor				Medium Impact - mitigation required	
						Would the development of the site impact upon the connectivity of habitats?		No		High Impact - significant mitigation required	


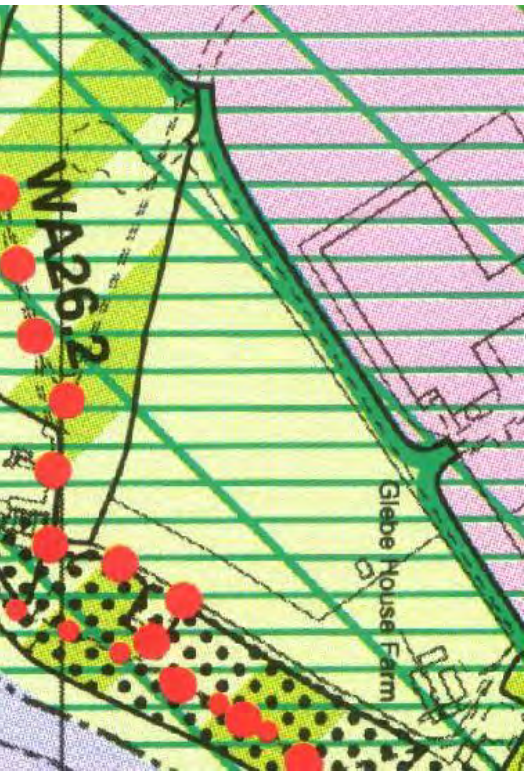
Historic Environment and Culture			Green Infrastructure								
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Yes, brickfield adjacent to colliery in mid-19th Century.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of a Green Infrastructure corridor that links southwards towards the River Wear. Site is currently designated as public open space, but is a small part of a much wider area of open space and is clearly separated from remainder of open space by tree belt.	<b>Category 1: Significant Constraints</b> Zero/Low Impact - no or minimal mitigation required	<b>Category 1: Significant Constraints</b> Medium Impact - mitigation required	<b>Category 1: Significant Constraints</b> High Impact - significant mitigation required					
							<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment	<b>Category 2: Constraints</b> Zero/Low Impact - no or minimal mitigation required	<b>Category 2: Constraints</b> Medium Impact - mitigation required
<b>Flooding</b>											
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Low incidence potential of groundwater flooding.	<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Land would need to be accessed by creation of fourth-arm to north of roundabout. Suitable for residential estate with adoptable road layout. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	<b>Category 1: Significant Constraints</b> Zero/Low Impact - no or minimal mitigation required	<b>Category 1: Significant Constraints</b> Medium Impact - mitigation required	<b>Category 1: Significant Constraints</b> High Impact - significant mitigation required					
							<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding - % of land within 1 in 30 incidence (high) Surface Water Flooding - % of land within 1 in 100 incidence (medium) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<b>Category 2: Constraints</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	<b>Category 2: Constraints</b> Zero/Low Impact - no or minimal mitigation required	<b>Category 2: Constraints</b> Medium Impact - mitigation required	<b>Category 2: Constraints</b> High Impact - significant mitigation required
<b>Ground Conditions &amp; Contamination</b>											
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Potentially suitable for development	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development					
							<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	14 20dppha	<b>Category 1: Significant Constraints</b> Zero/Low Impact - no or minimal mitigation required	<b>Category 1: Significant Constraints</b> Medium Impact - mitigation required	<b>Category 1: Significant Constraints</b> High Impact - significant mitigation required
							<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	14 20dppha	<b>Category 2: Constraints</b> Zero/Low Impact - no or minimal mitigation required	<b>Category 2: Constraints</b> Medium Impact - mitigation required	<b>Category 2: Constraints</b> High Impact - significant mitigation required
							<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	14 20dppha	<b>Category 2: Constraints</b> Zero/Low Impact - no or minimal mitigation required	<b>Category 2: Constraints</b> Medium Impact - mitigation required	<b>Category 2: Constraints</b> High Impact - significant mitigation required









<b>SLR Ref: 642</b>		<b>Site Area: 32.00ha</b>		<b>Site Location: East House Farm, by Follingsby Lane, Washington</b>		<b>Is the site in the Green Belt?</b>		<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>Brownfield %</b>	<b>0</b>	<b>Greenfield %</b>	<b>100</b>	<b>Open countryside?</b>	<input checked="" type="checkbox"/>		
<b>SHLAA Ref:</b>		<b>(within Sunderland)</b>				<b>Green Belt Separation</b>		<p>In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore it incorporates agricultural land, in an area that is isolated from local facilities. The Green Belt gap between Washington and Follingsby is proposed to be narrowed by Gateshead MBC, and if this is successful, the role of Field N11 will be even greater in providing an east-west Green Infrastructure /wildlife corridor link between the River Don and Usworth Burn.</p> <p>Large parts of this site are also affected by Flood Zones and surface water flooding associated with these two watercourses, together with Usworth Pond LWS. An electricity pylon crosses the area.</p> <p><b>Cumulative Impacts</b></p> <ul style="list-style-type: none"> <li>School capacity</li> </ul>									
<b>Present Land Use: Agriculture</b>		<b>Adjacent Uses: Agriculture, former railway</b>		<b>Site appraised for: Residential</b>		<p><b>Would development on this site impact upon the five purposes of the Green Belt?</b></p> <p>1. Check unrestricted sprawl of the built-up area? <input checked="" type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Sealham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/></p> <p>4. Preserve the special &amp; separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input checked="" type="checkbox"/></p> <p>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.</p>		<b>Urban?</b>		<input type="checkbox"/>	<b>Urban fringe?</b>	<input type="checkbox"/>	<b>Impact</b>	<input checked="" type="checkbox"/>	<b>No impact</b>	<input type="checkbox"/>	
<b>Site Photos</b>				<b>Designations Map</b>				<b>Brownfield %</b>		<b>0</b>	<b>Greenfield %</b>	<b>100</b>					
								<b>Key Designations:</b>		<b>Adjacent Designations:</b>							
				<ul style="list-style-type: none"> <li>UDP CN2/3/4/5 Green Belt</li> <li>CN15 Great North Forest</li> <li>CN21 Local Wildlife Site</li> <li>CN23 Wildlife Corridors</li> </ul>				<ul style="list-style-type: none"> <li>Leamside Line</li> <li>Agriculture</li> </ul>		<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>			
<b>Landscape and Townscape</b>				The eastern part of the site is identified as Grade 2 agricultural land.				<b>Biodiversity</b>									
<b>Category 1: Significant Constraints</b>		Grade 1 Agricultural Land				<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Bamsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))									
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)									
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>							
		Grade 2 or 3a Agricultural Land		<input checked="" type="checkbox"/>		<b>Category 2: Constraints</b>		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>							
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>		<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>	
								Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>							
								Wildlife Corridor		<input checked="" type="checkbox"/>							
								Would the development of the site impact upon the connectivity of habitats?		<input checked="" type="checkbox"/>							

Historic Environment and Culture				Green Infrastructure								
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure			<b>Does the site have any historical or archaeological significance?</b>  Local archaeological significance.	<b>Category 1: Significant Constraints</b>  Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard			The site forms a key Green Infrastructure junction, with corridors leading north, south and westwards. The Local Wildlife Site provides natural greenspace, and the site also incorporates a public right of way.					
	Grade II listed Building/Structure					<b>Category 2: Constraints</b>  Public Open Space/Playing Field/Play Area  Natural greenspace  Allotment						
<b>Category 2: Constraints</b>  Conservation Area  Archaeological Site (Known & potential)	✓	<b>Zero/Low Impact - no or minimal mitigation required</b> 	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b> 	Is the proposed development site designated as open space or playing fields?  No.	<input checked="" type="checkbox"/>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b> 			
<b>Flooding</b>				<b>Infrastructure and Services</b>								
<b>Category 1: Significant Constraints</b>  Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	✓	A large proportion of the site lies within the Flood Zones of the River Don and Usworth Burn, and further areas are affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b> 	Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?  Remote from facilities.	Leamside line to the west (potential light / heavy rail use) Highway access to north from Follingsby Lane via Gateshead / South Tyneside LA. Proximity to IAMP business park development. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.					
	<b>Category 2: Constraints</b>  Flood Risk Zone 2(Medium Vulnerability)  Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone							✓	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>High Impact – significant mitigation required</b> 		
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>								
<b>Site Topography</b>  Predominantly Flat  Gentle Slope  Undulating  Steep Slope	✓	The site is affected by two pylon routes.	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b> 	What is considered suitable on the site?  Agriculture  How many homes could be provided? 480  20dppha  How many jobs could the site provide for?	Site is considered suitable for development					
	<b>Category 1: Significant Constraints</b>  Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone  Electricity Pylon (+ 10m buffer zone)							✓	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b> 	Site is considered potentially suitable for development
	<b>Category 2: Constraints</b>  HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)								<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>High Impact – significant mitigation required</b> 	Site is not considered suitable for development	
<b>Site Appraisal Conclusion</b>				<b>Site forms part of the Green Belt.</b>								







<b>SLR Ref: 646</b> <b>SHLAA Ref:</b>	<b>Site Area: 2.20ha</b>	<b>Site Location:</b> Land at Glebe House Farm, Staithe Road, Pattinson, Washington	<b>Is the site in the Green Belt?</b>			<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>Brownfield %</b>	<b>0</b>	<b>Greenfield %</b>	<b>100</b>	
<b>Present Land Use:</b> Pasture <b>Adjacent Uses:</b> Employment, woodland, greenspace			<b>Site appraised for:</b> Residential			<b>Green Belt Separation</b> In terms of core Green Belt purpose, this area helps to prevent urban sprawl and countryside encroachment. It also forms part of a wildlife and strategic green infrastructure corridor. It also forms part of the Incised Lowland Valley of the River Wear and is part of a panoramic view from the Penshaw Monument. It forms part of a Critical Drainage Area.						
<b>Site Photos</b> 			<b>Designations Map</b> 			<b>Cumulative Impacts</b> <ul style="list-style-type: none"> <li>• Within Critical Drainage Area</li> <li>• School capacity</li> </ul>						
<b>Key Designations:</b> UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors			<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>• Employment</li> <li>• Riverside woodland</li> <li>• Greenspace</li> </ul>			<b>Urban?</b> <input type="checkbox"/> <b>Urban fringe?</b> <input checked="" type="checkbox"/> <b>Open countryside?</b> <input type="checkbox"/>						
<b>Landscapes and Townscape</b>			<b>Biodiversity</b>									
<b>Category 1: Significant Constraints</b> Grade I Agricultural Land Ancient Woodland			The site lies within the River Wear Valley area of higher landscape value. Agricultural land quality not known.									
<b>Category 2: Constraints</b> Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape			<b>Category 1: Significant Constraints</b> <p>Adverse impact on European sites [Rambar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site?</p> <p>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>									
			The site forms part of the River Wear wildlife corridor, and is in close proximity to ponds. Evidence of priority species on and in vicinity of site.									
			<b>Category 2: Constraints</b> <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>									
			Zero/Low Impact - no or minimal mitigation required									
			Medium Impact - mitigation required									
			High Impact - significant mitigation required									
			<b>Would the development of the site impact upon the connectivity of habitats?</b> Yes <input checked="" type="checkbox"/>									


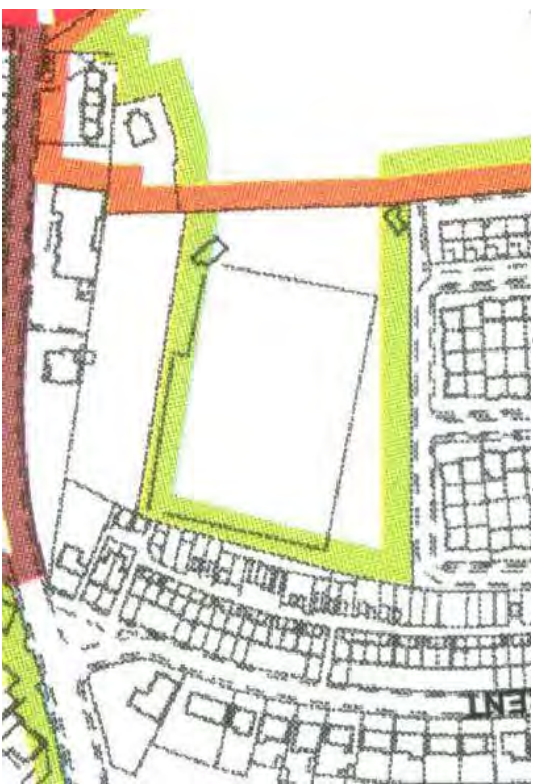
Historic Environment and Culture			Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> Site located within wider setting of grade II* listed Victoria Viaduct.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard	The site forms part of the River Wear Green Infrastructure corridor.			
			<b>Category 2: Constraints</b> Grade II listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area  Natural greenspace  Allotment	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 
<b>Flooding</b>			<b>Infrastructure and Services</b>			
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area. Low incidence potential of groundwater 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?  Remote from facilities.	Potential access from north subject to junction spacing and visibility requirements. Main access shared with industrial / commercial traffic and will need to be considered in terms of road safety. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.			
			<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability)  Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area  Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact - significant mitigation required
<b>Ground Conditions &amp; Contamination</b>			<b>Suitability and Deliverability</b>			
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	<input checked="" type="checkbox"/> No significant issues identified.	What is considered suitable on the site? Agriculture  How many homes could be provided? 12  How many jobs could the site provide for? 74pha	Site is considered suitable for development 			
			<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required
			<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Site forms part of the Green Belt.	Site is considered potentially suitable for development	Site is not considered suitable for development 



<b>SLR Ref: 647</b>		<b>Site Area: 32.05ha</b>		<b>Site Location: Low Mount Farm, Springwell Village</b>		<b>Is the site in the Green Belt?</b>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>100</b>			
<b>SHLAA Ref:</b>						<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<b>Urban?</b>		<b>Urban fringe?</b>		<b>Open countryside?</b>		<input checked="" type="checkbox"/>	
<b>Present Land Use:</b> Farm				<b>Adjacent Uses:</b> Agriculture, housing, waste site.				<b>Site appraised for:</b> Residential				<p><b>Green Belt Separation</b></p> <p>In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms part of the strategic green infrastructure and wildlife corridor between Gateshead and Springwell, and Coalfield Ridge landscape. It bounds the Bowes Railway Scheduled Ancient Monument. Electricity pylons criss-cross the site.</p>			
<b>Site Photos</b>				<b>Designations Map</b>				<p><b>Cumulative Impacts</b></p> <ul style="list-style-type: none"> <li>School capacity</li> </ul>				<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Sealham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>4. Preserve the special &amp; separate characteristics of historic settlements? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>5. Assist in the regeneration of the urban area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>			
<b>Key Designations:</b>				<b>Adjacent Designations:</b>				<p><b>Category 1: Significant Constraints</b></p> <p>Adverse impact on European sites (Ramсар 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? <input checked="" type="checkbox"/> Yes</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? <input checked="" type="checkbox"/> Yes</p> <p>Wildlife Corridor <input checked="" type="checkbox"/> Yes</p>							
<b>UDP CN2/3/4/5 Green Belt</b>				<b>M3 Safeguarded Mineral Reserves</b>				<p><b>Category 2: Constraints</b></p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p>							
<b>CN15 Great North Forest</b>				<b>Bowes Railway Museum</b>				<p>Would the development of the site impact upon the connectivity of habitats? <input checked="" type="checkbox"/> Yes</p>							
<b>Landscape and Townscape</b>				<p><b>Category 1: Significant Constraints</b></p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</p>				<p>The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument, and the prominent views all lend weight to this area being of higher landscape value. Agricultural land quality not known.</p>							
<b>Category 2: Constraints</b>				<p>Area of High Landscape Value or Significance <input checked="" type="checkbox"/></p> <p>Tree Preservation Order (TPO)</p> <p>Grade 2 or 3a Agricultural Land</p>				<p>Site forms a major part of a wildlife corridor between Springwell Village and Gateshead. The site lies in proximity to ponds, with evidence of priority species on and in vicinity of site.</p>							
<p>Area of Significant Historic Landscape</p> <p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p> <p>Medium Impact - mitigation required <input type="checkbox"/></p> <p>High Impact - significant mitigation required <input checked="" type="checkbox"/></p>				<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>											


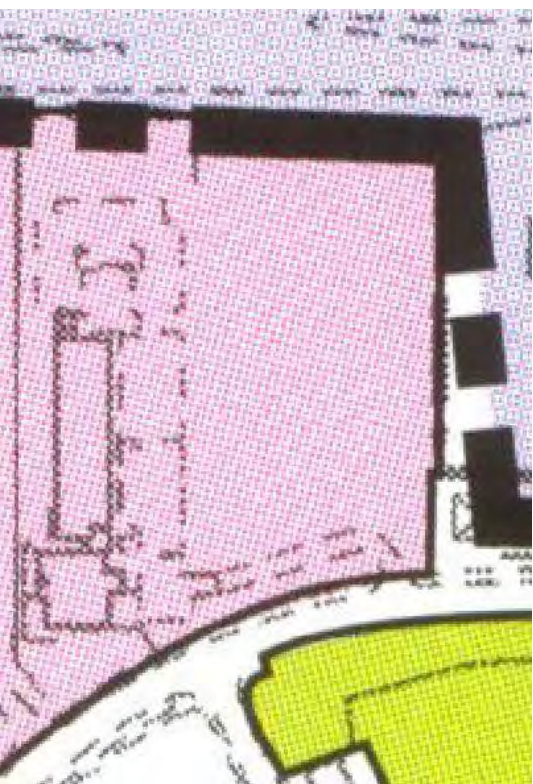
Historic Environment and Culture				Green Infrastructure										
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	<b>Does the site have any historical or archaeological significance?</b> The site bounds Bowes Railway Scheduled Ancient Monument. Other local archaeological significance. Site within wider landscape setting of the historic Springwell Village, a former colliery village and proposed conservation area.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms a strategic Green Infrastructure corridor between Springwell Village and Gateshead. Public rights of way flank the site.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 							
	Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)							Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	No. <input checked="" type="checkbox"/>					
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)				<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Partial access to Wrekenton.										
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				Traffic impact to be considered with trips split between Gateshead to north and through Springwell Village centre to the south. Northbound traffic will mix with HGV traffic from Springwell Quarry. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.										
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b> 	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b> 							
	<b>Ground Conditions &amp; Contamination</b> <b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope							<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? <b>Site Appraisal Conclusion</b> <b>Site forms part of the Green Belt.</b>						
	Slipping site. The western part of the Farm is identified as a Minerals Safeguarded Area. Pylons cross the site. Part of the site comprises old quarry spoil and inert landfill.							Agriculture 20dpha						
	<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)							Site is considered suitable for development						
	<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)							Site is considered potentially suitable for development Site is not considered suitable for development 						



<b>SLR Ref:</b>		<b>Site Area:</b> 1.98ha		<b>Site Location:</b> Dame Margaret Field, Washington		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>100</b>	
<b>SHLAA Ref:</b> 650										<b>Urban?</b> <input checked="" type="checkbox"/>		<b>Urban fringe?</b> <input type="checkbox"/>		<b>Open countryside?</b> <input type="checkbox"/>	
<b>Present Land Use:</b> Playing fields/open space <b>Adjacent Uses:</b> Residential and amenity greenspace				<b>Site appraised for:</b> Residential				<b>Green Belt Separation</b>				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/> <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.			
<b>Site Photos</b> 				<b>Designations Map</b> 				<b>Cumulative Impacts</b>							
				<b>Key Designations:</b> UDP EN10 White Land L7 School playing fields				<b>Adjacent Designations:</b>				<ul style="list-style-type: none"> <li>• Amenity greenspace</li> <li>• Residential</li> </ul>			
<b>Landscape and Townscape</b>				<b>Biodiversity</b>											
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		No significant issues identified.				<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Evidence of priority species roosting in the area.			
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)							
								Adverse impact on Local Nature Reserve (LNR)							
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance		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)							
		Tree Preservation Order (TPO)		Adverse impact on Local Geodiversity Site (LGS)				Adverse impact on Local Geodiversity Site (LGS)							
		Grade 2 or 3a Agricultural Land		Are there any known UK protected species/habitats on or adjacent to the site?				Wildlife Corridor							
		Area of Significant Historic Landscape		Would the development of the site impact upon the connectivity of habitats?		No.									
				<b>Impact Assessment</b>											
				Zero/Low Impact - no or minimal mitigation required				<input checked="" type="checkbox"/>							
				Medium Impact - mitigation required				<input checked="" type="checkbox"/>							
				High Impact - significant mitigation required				<input type="checkbox"/>							

Historic Environment and Culture			Green Infrastructure						
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> Site lies adjacent to Washington Village Conservation Area.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site is currently used as sports field / amenity greenspace / natural greenspace.	<b>Category 1: Significant Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment	<b>Category 1: Significant Constraints</b> Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor				
						<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace	<b>Category 2: Constraints</b> Allotment	
						Archaeological Site (Known & potential)	Yes, full site provides sports fields, plus natural and amenity greenspace.	Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	<b>Site is located in Critical Drainage Area. Medium incidence potential of groundwater flooding.</b>	<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Potential access from Station Road subject to junction spacing and visibility requirements.  The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone
<b>Ground Conditions &amp; Contamination</b>			<b>Suitability and Deliverability</b>						
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	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 36 20dpha	<b>Site Appraisal Conclusion</b> Potentially suitable for development.	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development				
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>		
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>		



<b>SLR Ref: 707</b>		<b>Site Area: 0.42ha</b>		<b>Site Location: Emerson Ind Estate, Plot 2, north of Hotels</b>		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>100</b>	
<b>SHLAA Ref:</b>												<b>Urban?</b>		<b>Urban fringe?</b>		<b>Open countryside?</b>	
<b>Present Land Use: Vacant employment land</b>				<b>Site appraised for: Employment use</b>				<b>Green Belt Separation</b>									
<b>Adjacent Uses: Hotels, motorway, woodland</b>								<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/></p> <p>4. Preserve the special &amp; separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>									
<b>Site Photos</b>				<b>Designations Map</b>				<b>Cumulative Issues</b>									
								<ul style="list-style-type: none"> <li>• Within Critical Drainage Area</li> </ul>									
<b>Key Designations:</b>				<b>Adjacent Designations:</b>													
UDP WA1.15 Employment land				<ul style="list-style-type: none"> <li>• Hotels</li> <li>• Motorway</li> <li>• Residential</li> <li>• Natural Greenspace</li> </ul>													
<b>Landscape and Townscape</b>																	
<b>Category 1: Significant Constraints</b>				Grade I Agricultural Land				No significant issues identified.									
				Ancient Woodland													
<b>Category 2: Constraints</b>				Area of High Landscape Value or Significance													
				Tree Preservation Order (TPO)													
				Grade 2 or 3a Agricultural Land													
				Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>									
								Medium Impact - mitigation required <input type="checkbox"/>									
								High Impact - significant mitigation required <input type="checkbox"/>									
<b>Biodiversity</b>																	
<b>Category 1: Significant Constraints</b>				Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))													
				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?													
<b>Category 2: Constraints</b>				Adverse impact on Local Wildlife Site (LWS)													
				Adverse impact on Local Geodiversity Site (LGS)													
				Are there any known UK protected species/habitats on or adjacent to the site?													
				Wildlife Corridor													
<b>Would the development of the site impact upon the connectivity of habitats?</b>				No.				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>									
								Medium Impact - mitigation required <input type="checkbox"/>									
								High Impact - significant mitigation required <input type="checkbox"/>									



Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b>  Minor. An old waggonway crossed the site.	<b>Category 1: Significant Constraints</b>  Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard	Site is identified as providing natural greenspace.
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	<b>Zero/Low Impact - no or minimal mitigation required</b> ✓	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			
<b>Ground Conditions &amp; Contamination</b>		<b>Infrastructure and Services</b>	
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	<b>Zero/Low Impact - no or minimal mitigation required</b> ✓	<b>Medium Impact - mitigation required</b> ✓	<b>High Impact – significant mitigation required</b> ✓
<b>Site Suitability and Deliverability</b>		<b>Site Appraisal Conclusion</b>	
What is considered suitable on the site? Mixed uses		Site is considered suitable for development Site is considered potentially suitable for development ✓ Site is not considered suitable for development	
How many homes could be provided? How many jobs could the site provide for?		Allow for alternative uses	
<b>Site Appraisal Conclusion</b>		<b>Allow for alternative uses</b>	
Pylon runs through site. The site lies in a Coal Referral Area.		Site 2 – Junction spacing to consider based on existing residential estate to east. Consideration needs to be given to HGV movements and vehicle speeds at access.	

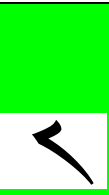

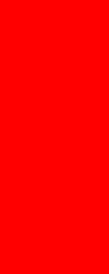








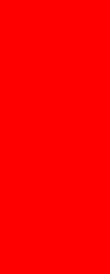





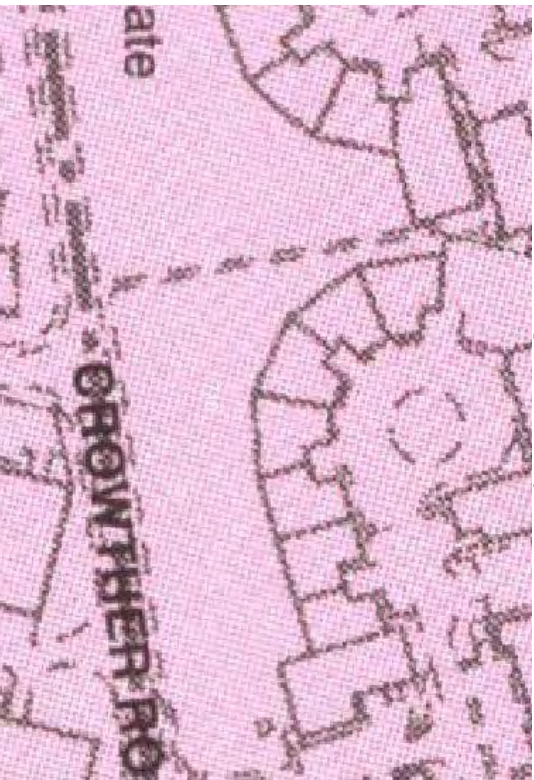
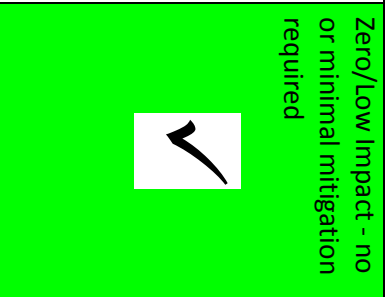
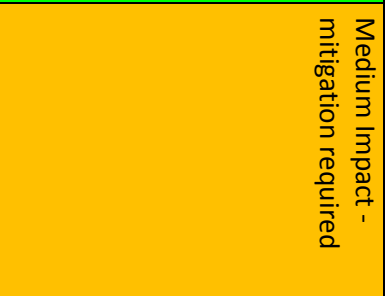
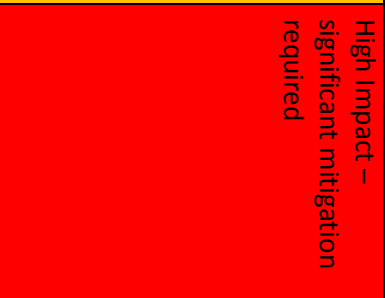
Historic Environment and Culture		Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological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



<b>SLR Ref: 709</b>		<b>Site Area: 0.43ha</b>		<b>Site Location: Peel Retail Park (Glover) Plot 7</b>		<b>Is the site in the Green Belt?</b>		<b>YES</b> <input type="checkbox"/>		<b>NO</b> <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>100</b>		<b>Greenfield %</b>		<b>0</b>									
<b>SHLAA Ref:</b>												<b>Urban?</b>		<input checked="" type="checkbox"/>		<b>Urban fringe?</b>		<input type="checkbox"/>		<b>Open countryside?</b>		<input type="checkbox"/>					
<b>Present Land Use:</b> Vacant retail land		<b>Adjacent Uses:</b> Retail, food, dual carriageway		<b>Site appraised for:</b> Retail/Employment land		<b>Green Belt Separation</b>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact															
<b>Site Photos</b>				<b>Designations Map</b>				<b>Cumulative Issues</b>		1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>		<input type="checkbox"/>													
								<b>Key Designations:</b> UDP EN10 White Land		<b>Adjacent Designations:</b>		2. Safeguard the countryside from further encroachment?		<input type="checkbox"/>		<input type="checkbox"/>											
								<ul style="list-style-type: none"><li>• Retail</li><li>• Garden centre</li><li>• Food and drink</li><li>• Dual carriageway</li></ul>		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor?		<input type="checkbox"/>		<input type="checkbox"/>													
										4. Preserve the special & separate characteristics of historic settlements?		<input type="checkbox"/>		<input type="checkbox"/>													
										5. Assist in the regeneration of the urban area?		<input type="checkbox"/>		<input type="checkbox"/>													
										Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.																	
<b>Landscape and Townscape</b>				<b>Biodiversity</b>				<b>Evidence of priority species in the area.</b>		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required													
<b>Category 1: Significant Constraints</b>		Grade 1 Agricultural Land		No significant issues identified.		<b>Category 1: Significant Constraints</b>		Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		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	
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)												Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
<b>Category 2: Constraints</b>		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?												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)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?										Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Grade 2 or 3a Agricultural Land								Wildlife Corridor												Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Area of Significant Historic Landscape																				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	


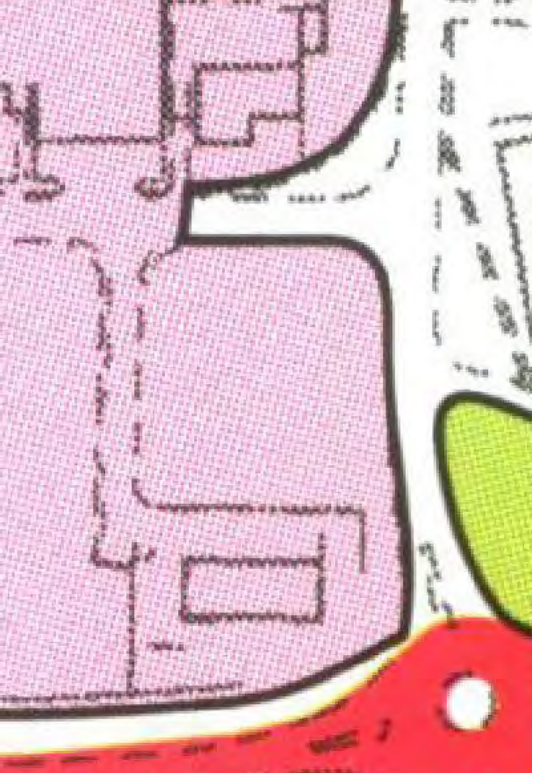

Historic Environment and Culture				Green Infrastructure					
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b> No.				<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.		
	<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)							<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment	
									Is the proposed development site designated as open space or playing fields?
<b>Flooding</b>				<b>Infrastructure and Services</b>					
Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Lower incidence potential of groundwater flooding.				Is there road capacity for site traffic generation? <input checked="" type="checkbox"/>	Site access from private shared use estate road. Car parking provision to be considered based on proposed use. Potential impact on Spire Road / A1231 will need to be assessed.		
	Groundwater Flooding							<input checked="" type="checkbox"/>	Is there water and sewerage capacity for site requirements?
	Surface Water Flooding – % of land within 1 in 30 incidence (high)								Is there education/community/health facility capacity for site requirements?
	Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone							10%	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>					
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.				What is considered suitable on the site?	Mixed uses		
	<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)					<b>Category 1: Significant Constraints</b> How many homes could be provided?	<b>Category 1: Significant Constraints</b> How many jobs could the site provide for?		
	<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)					<b>Site Appraisal Conclusion</b> Suitable for alternative uses as part of the retail park			
						Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	



SLR Ref: 710	Site Area: 0.26ha	Site Location: Plot 3, north side of Crowther Rd, Crowther Industrial Estate, Washington	Is the site in the Green Belt?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield %	Urban? <input checked="" type="checkbox"/>	100	Greenfield %	0	Open countryside?	Impact	No impact
SHLAA Ref:						Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmooor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.							
Present Land Use: Employment allocation Adjacent Uses: Employment land	Site Photos 	Site appraised for: Employment land	Green Belt Separation										
	Designations Map 	Key Designations: UDP WA1.2 Employment Land	Cumulative Impacts • Within Critical Drainage Area										
	Adjacent Designations: • Employment land • Greenspace • Residential												
<b>Landscape and Townscape</b>													
Category 1: Significant Constraints	Grade I Agricultural Land Ancient Woodland	No significant issues identified.											
Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape												
<b>Biodiversity</b>													
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?	No significant issues identified.											
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				
													


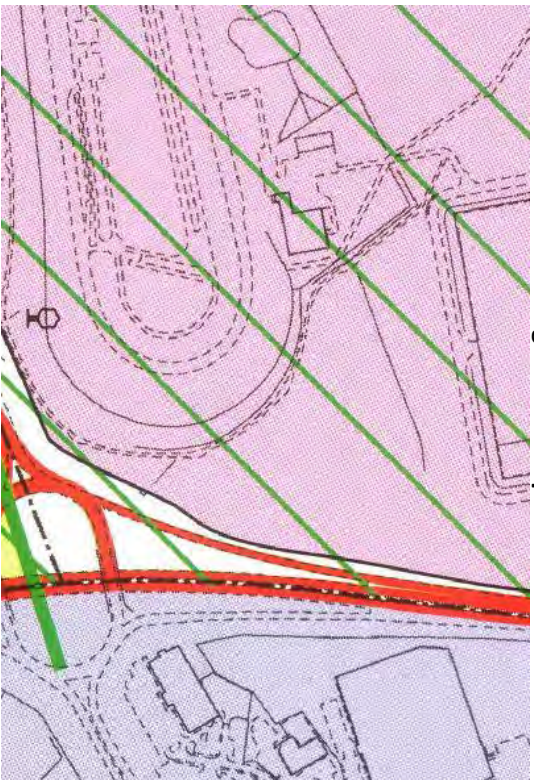
Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> No significant issues identified.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (H List) Village Green Cemetery / Churchyard	Site includes some pockets of amenity greenspace associated with the employment area.
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<b>Zero/Low Impact - no or minimal mitigation required</b> ✓	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			
<b>Ground Conditions &amp; Contamination</b>		<b>Suitability and Deliverability</b>	
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	<b>No significant issues identified.</b>	What is considered suitable on the site? How many homes could be provided? 70 How many jobs could the site provide for? 19dpha Employment 19dpha	
		<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)	<b>Zero/Low Impact - no or minimal mitigation required</b> ✓
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<b>Zero/Low Impact - no or minimal mitigation required</b> ✓	<b>Site Appraisal Conclusion</b> <b>Retain as employment land</b> Site is considered suitable for development ✓ Site is considered potentially suitable for development Site is not considered suitable for development	




SLR Ref: 711		Site Area: 0.21ha		Site Location: Hertburn Ind Estate Plot 1		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0	
SHLAA Ref:		Present Land Use: Vacant employment land		Site appraised for: Employment land		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?		Urban?		Urban fringe?		Open countryside?		Impact		No impact	
Adjacent Uses: Employment land		Site Photos		Designations Map		Cumulative Issues		1. Check unrestricted sprawl of the built-up area?		Urban?		Urban fringe?		Open countryside?		Impact		No impact	
				Key Designations: UDP W/A.4 Employment land		Adjacent Designations: • Employment land		2. Safeguard the countryside from further encroachment?		Urban?		Urban fringe?		Open countryside?		Impact		No impact	
		No significant issues identified.		Biodiversity		Category 1: Significant Constraints		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor?		Urban?		Urban fringe?		Open countryside?		Impact		No impact	
Landscape and Townscape		Category 1: Significant Constraints		Grade 1 Agricultural Land		Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		4. Preserve the special & separate characteristics of historic settlements?		Urban?		Urban fringe?		Open countryside?		Impact		No impact	
Ancient Woodland		Area of High Landscape Value or Significance		Adverse impact on Site of Special Scientific Interest (SSSI)		5. Assist in the regeneration of the urban area?		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Urban?		Urban fringe?		Open countryside?		Impact		No impact	
Tree Preservation Order (TPO)		Grade 2 or 3a Agricultural Land		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Urban?		Urban fringe?		Open countryside?		Impact		No impact	
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?		Urban?		Urban fringe?		Open countryside?		Impact		No impact	
Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		No.		Urban?		Urban fringe?		Open countryside?		Impact		No impact	
Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		No.		Urban?		Urban fringe?		Open countryside?		Impact		No impact	


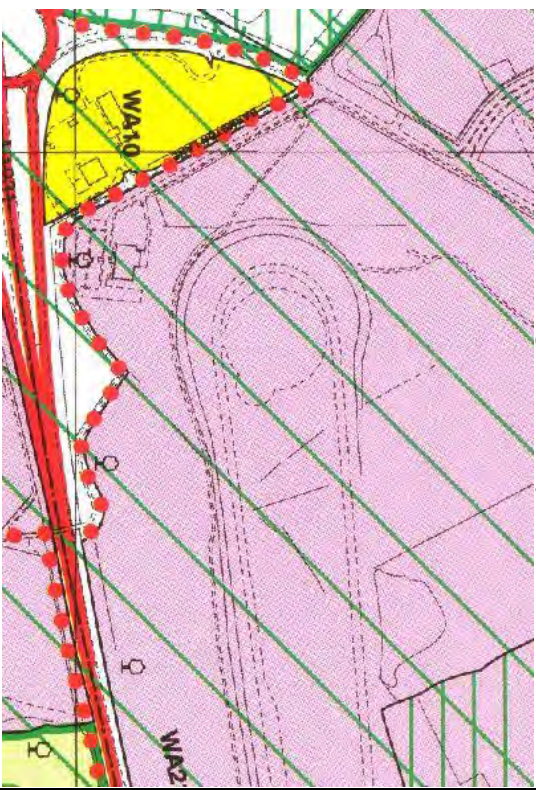
Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological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









SLR Ref: 712		Site Area: 6.09ha		Site Location: Nissan Plot 1, at junction of A1231 and A19.		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100					
SHLAA Ref:		Present Land Use: Vacant employment land		Adjacent Uses: Employment, dual carriageway		Site appraised for: Employment land		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?		Urban?		Urban fringe?		Open countryside?		Impact		No impact			
 <p style="text-align: center;"><b>Site Photos</b></p>				 <p style="text-align: center;"><b>Designations Map</b></p>				<p><b>Key Designations:</b></p> <ul style="list-style-type: none"> <li>UDP WA1.5 Employment Land</li> <li>CN15 Great North Forest</li> </ul>				<p><b>Adjacent Designations:</b></p> <ul style="list-style-type: none"> <li>Employment</li> <li>Dual carriageway</li> </ul>				<p><b>Cumulative Issues</b></p>				<p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/></p> <p>4. Preserve the special &amp; separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>			
<p><b>Landscape and Townscape</b></p>				<p>Grade 1 Agricultural Land</p> <p>Ancient Woodland</p>				<p>No significant issues identified.</p>				<p><b>Biodiversity</b></p>				<p>Site lies in close proximity to ponds, with evidence of priority species in area.</p>							
<p><b>Category 1: Significant Constraints</b></p>				<p>Area of High Landscape Value or Significance</p> <p>Tree Preservation Order (TPO)</p> <p>Grade 2 or 3a Agricultural Land</p>				<p><b>Category 1: Significant Constraints</b></p> <p>Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site?</p> <p>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><b>Category 2: Constraints</b></p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p>				<p>Would the development of the site impact upon the connectivity of habitats?</p>				<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p> <p>Medium Impact - mitigation required <input checked="" type="checkbox"/></p> <p>High Impact - significant mitigation required <input type="checkbox"/></p>			
<p><b>Category 2: Constraints</b></p>				<p>Area of Significant Historic Landscape</p>				<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p>				<p>Medium Impact - mitigation required <input checked="" type="checkbox"/></p>				<p>High Impact - significant mitigation required <input type="checkbox"/></p>							


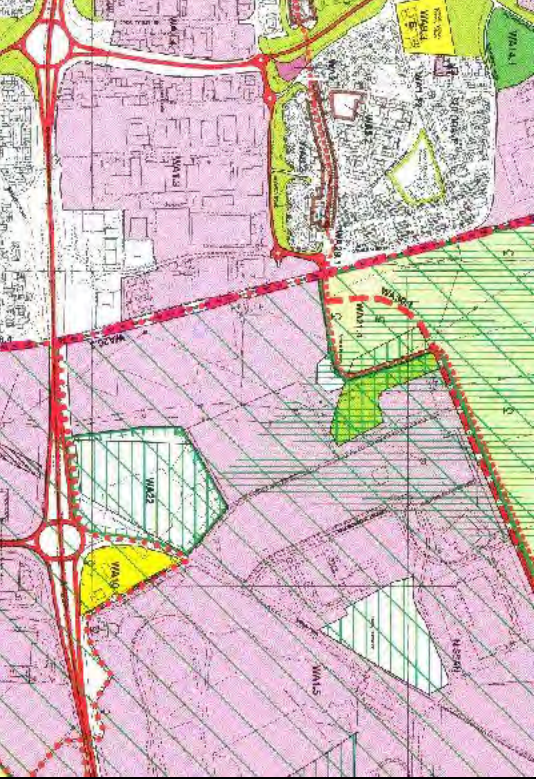
Historic Environment and Culture		Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> No.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site provides natural greenspace within the broader Nissan employment area.	
				<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	
<b>Flooding</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? <input checked="" type="checkbox"/> Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		
	No significant issues identified.	Access to site via private road network from Nissan Way to the west. No access from A19. Highways England may comment. Highways England concern on impact to A19/A1231 junction.		
	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact – significant mitigation required
<b>Ground Conditions &amp; Contamination</b>				
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/> Former landfill/waste site.	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? <b>Site Appraisal Conclusion</b>		
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	Site is considered suitable for development	Site is not considered suitable for development	
	<b>Retain employment allocation</b>	Site is considered potentially suitable for development 	Site is considered suitable for development	









SLR Ref: 713		Site Area: 7.27ha		Site Location: Plot 3, Turbine Business Park (West).		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100			
SHLAA Ref:										Urban?		Urban fringe?		Open countryside?					
Present Land Use: Vacant employment land		Adjacent Uses: Employment, fire station		Site appraised for: Employment land		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact							
								<b>Key Designations:</b> UDP WA1.5 Employment Land CN15 Great North Forest		<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>• Employment</li> <li>• Fire Station</li> </ul>		<b>Cumulative Issues</b>		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 Bourmooor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
<b>Landscape and Townscape</b> Category 1: Grade I Agricultural Land Ancient Woodland Category 2: Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape				No significant issues identified.				<b>Biodiversity</b> Category 1: Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? 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 within a wildlife corridor and in close proximity to Barmston Pond Local Nature Reserve. Priority species evident in area.		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required <input type="checkbox"/>		High Impact - significant mitigation required <input type="checkbox"/>			
<b>Category 2: Constraints</b> Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required <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 <input checked="" type="checkbox"/>		Medium Impact - mitigation required <input type="checkbox"/>		High Impact - significant mitigation required <input checked="" type="checkbox"/>					


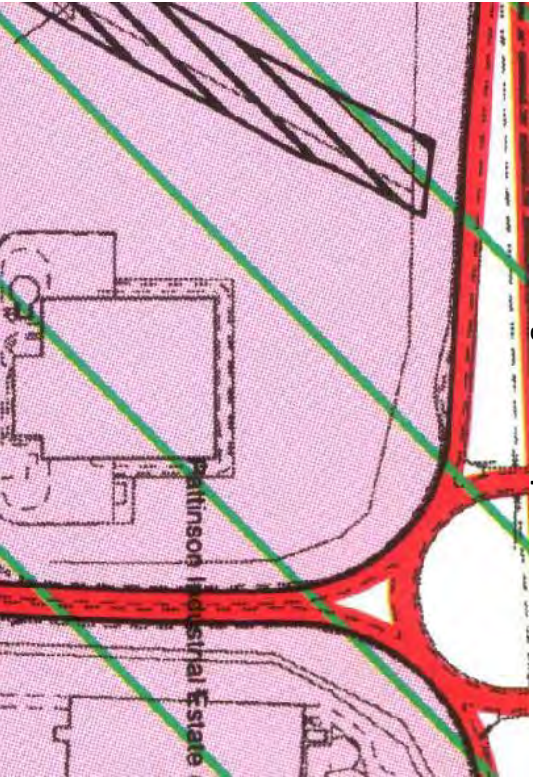

Historic Environment and Culture		Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> No.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms part of a Green Infrastructure corridor linking Barmston Pond with the River Wear.		
				<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment
				Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 
<b>Flooding</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? <input checked="" type="checkbox"/> Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			
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		Traffic generation to be considered in relation to existing developments within Turbine Business Park. Car parking provision and HGV parking requirement dependent on proposed use. Improvements planned for Nissan Way.			
<b>Ground Conditions &amp; Contamination</b> Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? <b>Site Appraisal Conclusion</b> <b>Retain employment allocation</b>			
Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)		Zero/Low Impact - no or minimal mitigation required 			
<b>Category 1: Significant Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Medium Impact - mitigation required 			
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		High Impact – significant mitigation required 			
The site lies within a Coal Referral Area. Part of the site was formerly used for landfill/ waste.		Site is considered suitable for development 			
The site lies within a Coal Referral Area. Part of the site was formerly used for landfill/ waste.		Site is considered potentially suitable for development 			
The site lies within a Coal Referral Area. Part of the site was formerly used for landfill/ waste.		Site is not considered suitable for development			



<b>SLR Ref: 714</b>		<b>Site Area: 30.30ha</b>		<b>Site Location: Plot 6-7, A19 Enterprise Zone, Hillthorn Farm.</b>		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/>		<b>Brownfield %</b>		<b>0</b>		<b>Greenfield %</b>		<b>100</b>	
<b>SHLAA Ref:</b>						NO <input checked="" type="checkbox"/>				<b>Urban?</b>		<b>Urban fringe?</b>		<b>Open countryside?</b>			
<b>Present Land Use:</b> Vacant employment land				<b>Adjacent Uses:</b> Employment, nature reserve				<b>Site appraised for:</b> Employment land				Would development on this site impact upon the five purposes of the Green Belt?					
<b>Site Photos</b>				<b>Designations Map</b>				<b>Green Belt Separation</b>				1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>					
								<b>Cumulative Issues</b>				2. Safeguard the countryside from further encroachment? <input type="checkbox"/>					
<b>Key Designations:</b> UDP WA1.5 Employment Land CN15 Great North Forest CN23 Wildlife Corridor				<b>Adjacent Designations:</b>				3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/>				4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>					
				<ul style="list-style-type: none"><li>• Employment</li><li>• Local Nature Reserve</li><li>• Leamside Line</li></ul>				5. Assist in the regeneration of the urban area? <input type="checkbox"/>				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. <input type="checkbox"/>					
<b>Landscape and Townscape</b>				<b>Biodiversity</b>				Category 1: Significant Constraints				Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))					
Grade I Agricultural Land				No significant issues identified.				Adverse impact on Site of Special Scientific Interest (SSSI)				Adverse impact on Local Nature Reserve (LNR)					
Ancient Woodland								Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)					
Area of High Landscape Value or Significance								Are there any known European protected species/habitats on or adjacent to the site?				Are there any known UK protected species/habitats on or adjacent to the site?					
Tree Preservation Order (TPO)								Wildlife Corridor				Would the development of the site impact upon the connectivity of habitats?					
Grade 2 or 3a Agricultural Land								Category 2: Constraints				Yes <input type="checkbox"/>					
Area of Significant Historic Landscape								Direct impact on Barnston Pond Local Nature Reserve and a Local Wildlife Site. Forms part of a north-south wildlife corridor. Priority species evident in area.				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>					
								Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required <input type="checkbox"/>					
								High Impact - significant mitigation required <input type="checkbox"/>				High Impact - significant mitigation required <input checked="" type="checkbox"/>					

Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b>  Minor archaeological importance.	<b>Category 1: Significant Constraints</b>  Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard	The site forms part of a Green Infrastructure corridor linking Barmston Pond with the River Wear.
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	<b>Zero/Low Impact - no or minimal mitigation required</b> 	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b> 
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			
<b>Ground Conditions &amp; Contamination</b>		<b>Suitability and Deliverability</b>	
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b> 
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b> 
<b>Retain employment allocation</b>		<b>Site Appraisal Conclusion</b>	
Pylons criss-cross the site. The site lies within a Coal Referral Area.		<b>Site is considered suitable for development</b> 	<b>Site is considered potentially suitable for development</b> 
<b>Retain employment allocation</b>		<b>Site is considered suitable for development</b>	<b>Site is not considered suitable for development</b>



<b>SLR Ref: 715</b>		<b>Site Area: 1.69ha</b>		<b>Site Location: Pattinson North, Plot 1, former Freemans Depot, Washington</b>		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>0</b>		<b>Greenfield %</b>		<b>100</b>					
<b>SHLAA Ref:</b>												<b>Urban?</b>		<input checked="" type="checkbox"/>		<b>Urban fringe?</b>		<input type="checkbox"/>					
<b>Present Land Use: Vacant employment land</b>		<b>Adjacent Uses: Employment, dual carriageway</b>		<b>Site appraised for: Employment land</b>		<b>Green Belt Separation</b>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact											
<b>Site Photos</b>				<b>Designations Map</b>				<b>Cumulative Issues</b>				<p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/></p> <p>4. Preserve the special &amp; separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>											
								<b>Key Designations:</b> UDP WA1.7 Employment Land CN15 Great North Forest				<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>• Employment</li> <li>• Dual carriageway</li> </ul>											
																							
<b>Landscape and Townscape</b>																							
<b>Category 1: Significant Constraints</b>				Grade 1 Agricultural Land				No significant issues identified.				<b>Category 1: Significant Constraints</b>				Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))							
				Ancient Woodland												Adverse impact on Site of Special Scientific Interest (SSSI)							
<b>Category 2: Constraints</b>				Area of High Landscape Value or Significance												Adverse impact on Local Nature Reserve (LNR)							
				Tree Preservation Order (TPO)												Are there any known European protected species/habitats on or adjacent to the site?							
				Grade 2 or 3a Agricultural Land												Adverse impact on Local Wildlife Site (LWS)							
				Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required							
																Adverse impact on Local Geodiversity Site (LGS)							
																Are there any known UK protected species/habitats on or adjacent to the site?							
																Wildlife Corridor							
																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		Does the site have any historical or archaeological significance? No.			Green Infrastructure		No significant issues identified.		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard							
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)		<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor							
<b>Flooding</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Site is partly affected by 1:100 incidence surface water flooding, and also be lower incidence groundwater flooding.			<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? <input checked="" type="checkbox"/> Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Access through existing industrial estate road network. Car parking and HGV parking to be considered based on proposed use.		
	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>	Medium Impact - mitigation required <input checked="" type="checkbox"/>	High Impact – significant mitigation required		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>	Medium Impact - mitigation required <input checked="" type="checkbox"/>	High Impact – significant mitigation required
<b>Ground Conditions &amp; Contamination</b>									
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	The site lies within a Coal Referral Area.			<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?		Employment		
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>			<b>Site Appraisal Conclusion</b> Retain employment allocation		Site is considered suitable for development <input checked="" type="checkbox"/>		
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	Medium Impact - mitigation required <input checked="" type="checkbox"/>			Retain employment allocation		Site is considered potentially suitable for development <input checked="" type="checkbox"/>		
		High Impact – significant mitigation required <input checked="" type="checkbox"/>			Retain employment allocation		Site is not considered suitable for development		






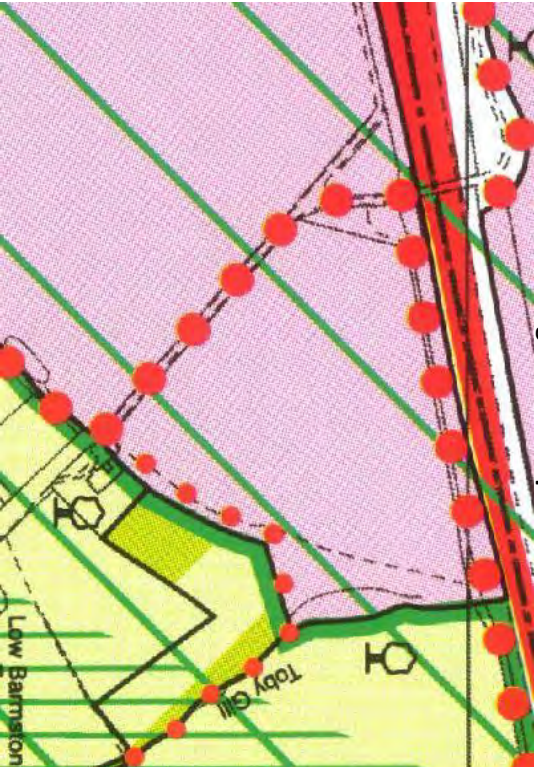



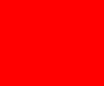

Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological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












<b>SLR Ref: 717</b>		<b>Site Area: 0.89ha</b>		<b>Site Location: Pattinson North, Plot 7, Monument Park, Washington</b>		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>0</b>		<b>Greenfield %</b>		<b>100</b>					
<b>SHLAA Ref:</b>												<b>Urban?</b>		<input checked="" type="checkbox"/>		<b>Urban fringe?</b>		<input type="checkbox"/>					
<b>Present Land Use:</b> Vacant employment land		<b>Adjacent Uses:</b> Employment, woodland		<b>Site appraised for:</b> Employment land		<b>Green Belt Separation</b>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact											
<b>Site Photos</b>				<b>Designations Map</b>				<b>Cumulative Issues</b>				<p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmooor? <input type="checkbox"/></p> <p>4. Preserve the special &amp; separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>											
								<b>Key Designations:</b> UDP WA1.7 Employment Land CN15 Great North Forest				<b>Adjacent Designations:</b> • Employment • Wildfowl & Wetlands Centre											
																							
<b>Landscape and Townscape</b>																							
<b>Category 1: Significant Constraints</b>				Grade I Agricultural Land				No significant issues identified.				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
				Ancient Woodland																			
<b>Category 2: Constraints</b>				Area of High Landscape Value or Significance																			
				Tree Preservation Order (TPO)																			
				Grade 2 or 3a Agricultural Land																			
				Area of Significant Historic Landscape																			
<b>Biodiversity</b>																							
<b>Category 1: Significant Constraints</b>				Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))																			
				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"/>															
<b>Category 2: Constraints</b>				Adverse impact on Local Wildlife Site (LWS)				<input checked="" type="checkbox"/>															
				Adverse impact on Local Geodiversity Site (LGS)																			
				Are there any known UK protected species/habitats on or adjacent to the site?				<input checked="" type="checkbox"/>															
				Wildlife Corridor																			
				Would the development of the site impact upon the connectivity of habitats?				No.															
				Proximity to local wildlife sites and ponds, with priority species present in area.																			
				Zero/Low Impact - no or minimal mitigation required																			
				Medium Impact - mitigation required																			
				High Impact - significant mitigation required																			


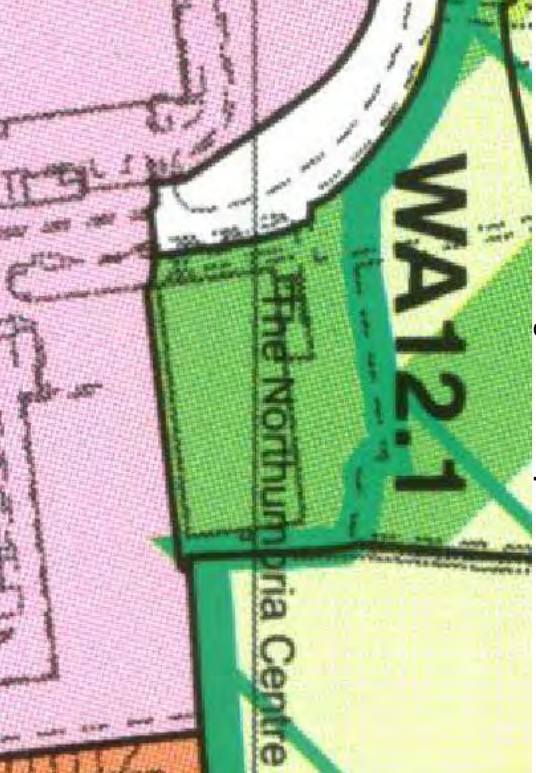



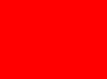


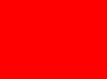
Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance?  No.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.
<b>Flooding</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	Site is partly affected by 1:30 incidence surface water flooding, and also by lower incidence groundwater flooding.	<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access required through existing industrial estate. Car parking and HGV parking required based on proposed end use. Public right of way / cycle network adjacent. On-street parking issues in locality.
Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
<b>Ground Conditions &amp; Contamination</b>			
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	Heavily constrained by pylons. Site lies within a Coal Referral Area.	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	<b>Retain employment allocation</b>	Site is considered suitable for development
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Medium Impact - mitigation required High Impact – significant mitigation required	<b>Site Appraisal Conclusion</b>	Site is considered potentially suitable for development



<b>SLR Ref:</b> 718	<b>Site Area:</b> 2.58ha	<b>Site Location:</b> Pattinson North, Plot 10, near Wood House Farm, Washington		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	<b>Brownfield %</b>	<b>0</b>	<b>Greenfield %</b>	<b>100</b>		
<b>SHLAA Ref:</b>								<b>Urban?</b>		<b>Urban fringe?</b>	<input checked="" type="checkbox"/>	<b>Open countryside?</b>	
<b>Present Land Use:</b> Vacant employment land		<b>Adjacent Uses:</b> Employment, farmland		<b>Site appraised for:</b>		Employment land		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact	
<b>Site Photos</b>				<b>Designations Map</b>				1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmooor? <input type="checkbox"/> <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
													
				<b>Key Designations:</b>		<b>Adjacent Designations:</b>							
				UDP WA1.7 Employment Land CN15 Great North Forest		<ul style="list-style-type: none"> <li>• Employment</li> <li>• Wildfowl &amp; Wetlands Centre</li> <li>• Farmland</li> </ul>							
<b>Landscape and Townscape</b>													
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		No significant issues identified.		<b>Biodiversity</b>							
		Ancient Woodland											
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)	
		Tree Preservation Order (TPO)		Are there any known European protected species/habitats on or adjacent to the site?		Are there any known European protected species/habitats on or adjacent to the site?		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		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
		Area of Significant Historic Landscape		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					
													
				Proximity to local wildlife sites and ponds, with evidence of priority species roosting in the area.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required					


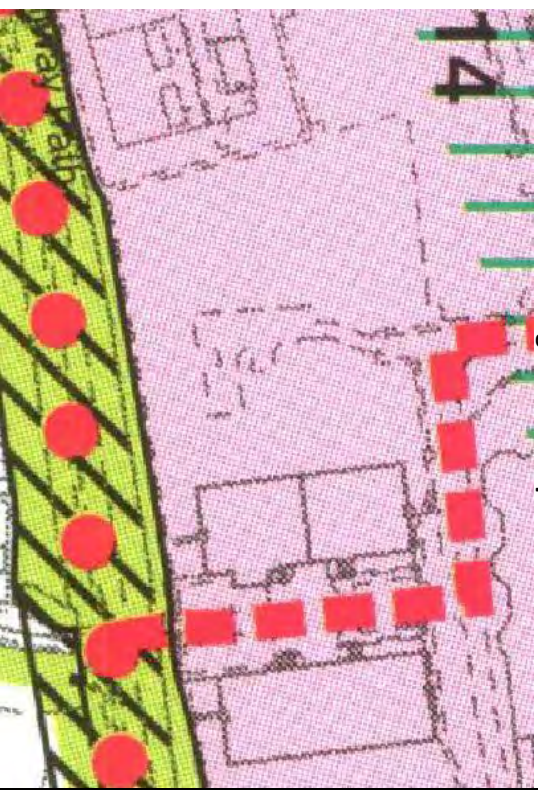
Historic Environment and Culture		Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological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








<b>SLR Ref:</b> 719		<b>Site Area:</b> 0.66ha		<b>Site Location:</b> Former Northumbria Centre, Plot 1, Stephenson Industrial Estate		<b>Is the site in the Green Belt?</b>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>Open countryside?</b>																				
<b>SHLAA Ref:</b>						YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> 100		Greenfield? <input type="checkbox"/> 0		Impact <input type="checkbox"/> No impact <input type="checkbox"/>																				
<b>Present Land Use:</b> Vacant employment site <b>Adjacent Uses:</b> Employment, sports pitches				<b>Site appraised for:</b> Employment land				<table border="1"> <thead> <tr> <th>Would development on this site impact upon the five purposes of the Green Belt?</th> <th>Impact</th> <th>No impact</th> </tr> </thead> <tbody> <tr> <td>1. Check unrestricted sprawl of the built-up area?</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>2. Safeguard the countryside from further encroachment?</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor?</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>4. Preserve the special &amp; separate characteristics of historic settlements?</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>5. Assist in the regeneration of the urban area?</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table> <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>							Would development on this site impact upon the five purposes of the Green Belt?	Impact	No impact	1. Check unrestricted sprawl of the built-up area?	<input type="checkbox"/>	<input type="checkbox"/>	2. Safeguard the countryside from further encroachment?	<input type="checkbox"/>	<input type="checkbox"/>	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor?	<input type="checkbox"/>	<input type="checkbox"/>	4. Preserve the special & separate characteristics of historic settlements?	<input type="checkbox"/>	<input type="checkbox"/>	5. Assist in the regeneration of the urban area?	<input type="checkbox"/>	<input type="checkbox"/>
Would development on this site impact upon the five purposes of the Green Belt?	Impact	No impact																														
1. Check unrestricted sprawl of the built-up area?	<input type="checkbox"/>	<input type="checkbox"/>																														
2. Safeguard the countryside from further encroachment?	<input type="checkbox"/>	<input type="checkbox"/>																														
3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor?	<input type="checkbox"/>	<input type="checkbox"/>																														
4. Preserve the special & separate characteristics of historic settlements?	<input type="checkbox"/>	<input type="checkbox"/>																														
5. Assist in the regeneration of the urban area?	<input type="checkbox"/>	<input type="checkbox"/>																														
 <b>Site Photos</b>				 <b>Designations Map</b>				<b>Key Designations:</b> UDP WA12.1 Major recreational resource				<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>• CN2/3/4/5 Green Belt</li> <li>• CN15 Great North Forest</li> <li>• WA1.11 Employment land</li> </ul>																				
 <b>Landscape and Townscape</b>				No significant issues identified.				<b>Cumulative Issues</b>																								
<b>Category 1: Significant Constraints</b> Grade 1 Agricultural Land Ancient Woodland				<b>Category 1: Significant Constraints</b> [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)				<b>Category 1: Significant Constraints</b> Adverse impact on European sites (SPA) or Special Area of Conservation (SAC) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS)																								
<b>Category 2: Constraints</b> Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape				<b>Category 2: Constraints</b> Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor				<b>Category 2: Constraints</b> Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor																								
				<b>Would the development of the site impact upon the connectivity of habitats?</b>				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																								
				<b>Zero/Low Impact - no or minimal mitigation required</b>				<b>Medium Impact - mitigation required</b>				<b>High Impact - significant mitigation required</b>																				
																																
				Site lies on the edge of a wildlife corridor and in proximity to ponds, with priority species nearby.																												

Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b>  No.	<b>Category 1: Significant Constraints</b>  Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard	Site lies on the edge of a Green Infrastructure corridor to the north of the New Town.
<b>Flooding</b>  Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	Site is subject to lower incidence groundwater flooding.	<b>Infrastructure and Services</b>  Is there road capacity for site traffic generation? <input checked="" type="checkbox"/> Is there water and sewerage capacity for site requirements? <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?	Access location subject to junction spacing and visibility splay requirements. Car parking provision based on proposed end use.
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 <input checked="" type="checkbox"/>  Medium Impact - mitigation required  High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>  Medium Impact - mitigation required  High Impact – significant mitigation required
<b>Ground Conditions &amp; Contamination</b>		<b>Suitability and Deliverability</b>	
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?  <b>Site Appraisal Conclusion</b>	Employment
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>	<b>Suitable for employment uses given adjacent uses</b>	Site is considered suitable for development <input checked="" type="checkbox"/>
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Medium Impact - mitigation required <input checked="" type="checkbox"/>	Site is considered potentially suitable for development <input checked="" type="checkbox"/>	Site is not considered suitable for development



<b>SLR Ref: 720</b>		<b>Site Area: 0.57ha</b>		<b>Site Location: Plot 2, Wear Ind Estate, former Burdon House Club</b>		<b>Is the site in the Green Belt?</b>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>Open countryside?</b>	
<b>SHLAA Ref:</b>				<b>Site appraised for:</b>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>Urban?</b> <input checked="" type="checkbox"/>		<b>100</b>		<b>0</b>	
<b>Present Land Use: Vacant employment land</b>		<b>Adjacent Uses: Employment</b>		<b>Employment land</b>		<b>Green Belt Separation</b>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/>		Impact <input type="checkbox"/> No impact <input type="checkbox"/>			
<b>Site Photos</b>				<b>Designations Map</b>				<b>Cumulative Issues</b>					
								Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
<b>Key Designations:</b> UDP WA1.14 Employment land CN23 Wildlife corridor				<b>Adjacent Designations:</b>									
				<ul style="list-style-type: none"> <li>• Employment</li> <li>• Greenspace</li> </ul>									
<b>Landscape and Townscape</b>				<b>Biodiversity</b>									
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		<b>Category 1: Significant Constraints</b>				Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))					
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)					
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)					
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>					
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Wildlife Site (LWS)					
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)					
								Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/>					
								Wildlife Corridor <input checked="" type="checkbox"/>					
								Would the development of the site impact upon the connectivity of habitats? <input type="checkbox"/>					
								Yes <input type="checkbox"/>					
								Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>					
								Medium Impact - mitigation required <input checked="" type="checkbox"/>					
								High Impact - significant mitigation required <input type="checkbox"/>					
Site forms the edge of a wildlife corridor along the former railway line (C2C cycleway). Evidence of priority species roosting in area.													

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














Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b> No.	
		<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area  Archaeological Site (Known & potential)		<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment  Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	
		<b>Category 2: Constraints</b> Is the proposed development site designated as open space or playing fields?	No.
<b>Flooding</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? <input checked="" type="checkbox"/> Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	
Site is partly affected by 1:30 incidence surface water flooding, and also by lower incidence groundwater flooding.		Access location subject to junction spacing and visibility splay requirements. Car parking / HGV parking provision based on proposed end use.	
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 <input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>  Medium Impact - mitigation required  High Impact – significant mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>
<b>Ground Conditions &amp; Contamination</b>			
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	Heavily constrained by pylons.	
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	<b>Site Appraisal Conclusion</b> Retain employment allocation	
Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Site is considered suitable for development	
Medium Impact - mitigation required		Site is considered potentially suitable for development <input checked="" type="checkbox"/>	
High Impact – significant mitigation required <input checked="" type="checkbox"/>		Site is not considered suitable for development	





Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site provides amenity greenspace.
					
<b>Flooding</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		
		Site is partly affected by 1:30 incidence surface water flooding, and also by lower incidence groundwater flooding.			Access through existing industrial estate road. Location subject to junction spacing and visibility splay requirements. Car parking / HGV parking provision based on proposed end use.
					
		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
<b>Ground Conditions &amp; Contamination</b> Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? <b>Site Appraisal Conclusion</b> Retain employment allocation		
		Heavily constrained by pylons. Site lies within a Coal Referral Area.			Site is considered suitable for development
		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
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		
					



SLR Ref: 742		Site Area: 1.01ha		Site Location: Pattinson North, Plot 8, Monument Park, Washington		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		Urban? <input checked="" type="checkbox"/>		Greenfield %		100		Open countryside?			
SHLAA Ref:		Present Land Use: Vacant employment land Adjacent Uses: Employment, woodland		Site appraised for: Employment land		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact		1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>		<input type="checkbox"/>					
Site Photos				Designations Map				Cumulative Issues		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.		2. Safeguard the countryside from further encroachment?		<input type="checkbox"/>		<input type="checkbox"/>							
								Key Designations: UDP WA1.7 Employment Land CN15 Great North Forest		Adjacent Designations: • Employment • Wildfowl & Wetlands Centre • Sewage Works • Residential		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmooor?		<input type="checkbox"/>		<input type="checkbox"/>							
				No significant issues identified.				Biodiversity		Adverse impact on European sites (RAMSAR site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor	
Landscape and Townscape				Category 1: Grade I Agricultural Land Ancient Woodland				Category 1: Significant Constraints		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	
Category 2: Constraints				Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Zero/Low Impact - no or minimal mitigation required	
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		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	


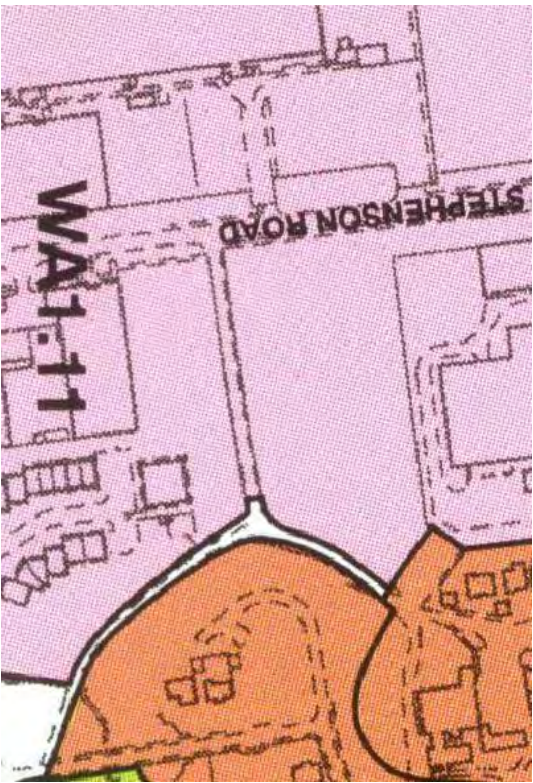

Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological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







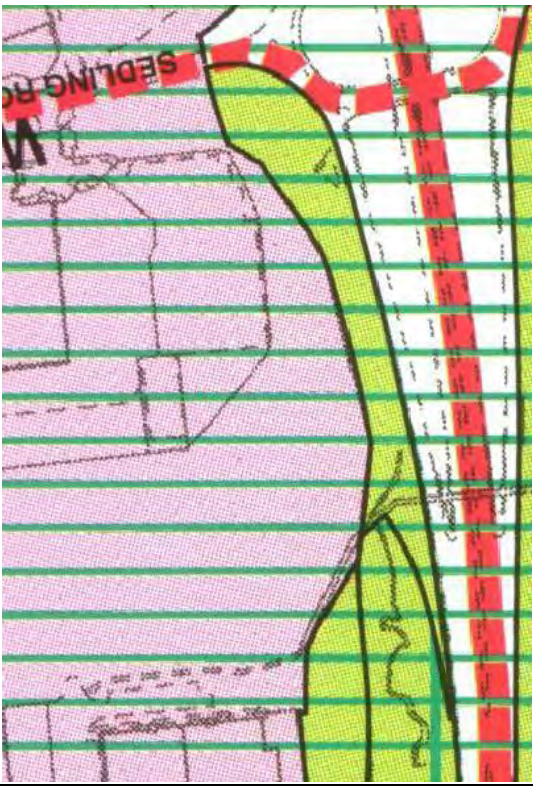
Historic Environment and Culture		Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> Local archaeological importance.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.		
				<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<b>Zero/Low Impact - no or minimal mitigation required</b> ✓	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>	<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? ✓ Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access through existing industrial estate road. Location subject to junction spacing and visibility splay requirements. Car parking / HGV parking provision based on proposed end use. Leamside Line adjacent.
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<b>Zero/Low Impact - no or minimal mitigation required</b> ✓	<b>Medium Impact - mitigation required</b> ✓	<b>High Impact - significant mitigation required</b>	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? <b>Site Appraisal Conclusion</b> <b>Employment uses would be most appropriate given adjacent industrial uses</b>	<b>Zero/Low Impact - no or minimal mitigation required</b> ✓ <b>Medium Impact - mitigation required</b> ✓ <b>High Impact - significant mitigation required</b>
<b>Ground Conditions &amp; Contamination</b> Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Pylon running along south western corner of the site along Crowther Road.		<b>Employment uses would be most appropriate given adjacent industrial uses</b>	<b>Site is considered suitable for development</b> ✓ <b>Site is considered potentially suitable for development</b> ✓ <b>Site is not considered suitable for development</b>
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)	<b>Zero/Low Impact - no or minimal mitigation required</b> ✓	<b>Medium Impact - mitigation required</b> ✓	<b>High Impact - significant mitigation required</b>	<b>Employment uses would be most appropriate given adjacent industrial uses</b>	<b>Site is considered suitable for development</b> ✓ <b>Site is considered potentially suitable for development</b> ✓ <b>Site is not considered suitable for development</b>
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<b>Zero/Low Impact - no or minimal mitigation required</b> ✓	<b>Medium Impact - mitigation required</b> ✓	<b>High Impact - significant mitigation required</b>	<b>Employment uses would be most appropriate given adjacent industrial uses</b>	<b>Site is considered suitable for development</b> ✓ <b>Site is considered potentially suitable for development</b> ✓ <b>Site is not considered suitable for development</b>

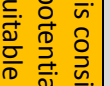
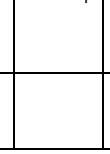
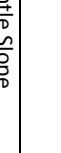


SLR Ref: 744 SHLAA Ref:		Site Area: 1.39ha		Site Location: Plot 2-3, Stephenson Industrial Estate		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100									
Present Land Use: Vacant employment site Adjacent Uses: Employment, residential		Site appraised for: Employment land		Green Belt Separation		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"/>		Impact		No impact									
								<p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/></p> <p>4. Preserve the special &amp; separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>																	
				<b>Key Designations:</b> UDP WAI.11 Employment land				<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>• Employment</li> <li>• Residential</li> </ul>				<b>Cumulative Issues</b>													
<b>Landscape and Townscape</b>				No significant issues identified.				<b>Biodiversity</b>				Evidence of priority species nearby.													
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		Ancient Woodland		<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		<b>Category 2: Constraints</b>		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		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)		Adverse impact on Local Geodiversity Site (LGS)		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
		Area of Significant Historic Landscape						Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			


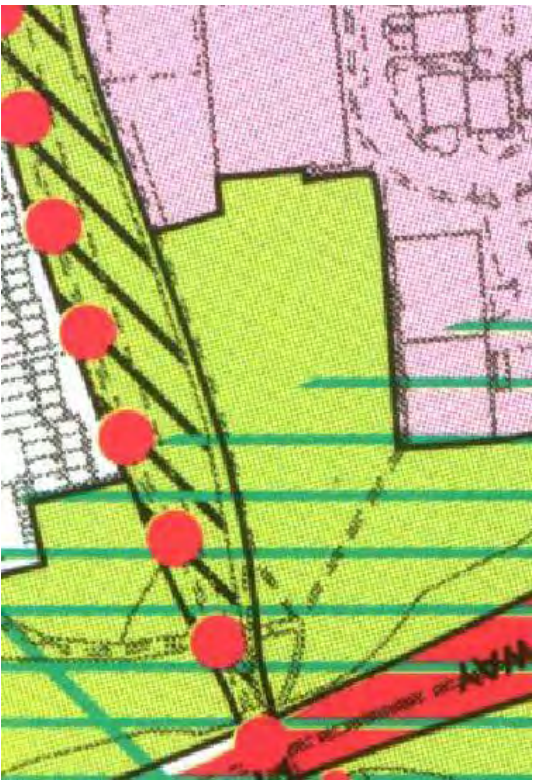

Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological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






<b>SLR Ref: 745</b>		<b>Site Area: 0.82ha</b>		<b>Site Location: Plot 6, Wear Ind Estate</b>		<b>Is the site in the Green Belt?</b>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>100</b>									
<b>SHLAA Ref:</b>						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input checked="" type="checkbox"/> Urban fringe?		<input type="checkbox"/> Urban fringe? <input type="checkbox"/> Open countryside?		<input type="checkbox"/> Impact <input type="checkbox"/> No impact									
<b>Present Land Use: Woodland / Vacant land</b>				<b>Site appraised for: Employment land</b>				<b>Green Belt Separation</b>													
<b>Adjacent Uses: Employment</b>				<b>Site Photos</b>				<b>Designations Map</b>													
								<b>Cumulative Issues</b>													
				<b>Key Designations:</b> UDP W.A1.14 Employment land L1/7/9 Greenspace CN23 Wildlife corridor				<b>Adjacent Designations:</b> • Employment • Greenspace													
<b>Landscape and Townscape</b>												<b>Biodiversity</b>									
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land Ancient Woodland		No significant issues identified.								<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?	
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land										<b>Category 1: Significant Constraints</b>		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor	
		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					
								<p>Site scrub and woodland that forms the edge of a wildlife corridor linking to Princess Anne Park.</p>						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			



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



SLR Ref: 746 SHLAA Ref:	Site Area: 0.83ha	Site Location: Plot 4, Wear Ind Estate		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: Employment		Site appraised for: Employment land		Green Belt Separation		<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/></p> <p>4. Preserve the special &amp; separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>					
				Cumulative Issues		<p>Urban? <input checked="" type="checkbox"/></p> <p>Urban fringe? <input type="checkbox"/></p> <p>Open countryside? <input type="checkbox"/></p>					
		<p><b>Key Designations:</b></p> <ul style="list-style-type: none"> <li>UDP WA1.14 Employment land</li> <li>CN23 Wildlife corridor</li> </ul>		<p><b>Adjacent Designations:</b></p> <ul style="list-style-type: none"> <li>Employment</li> <li>Greenspace</li> </ul>		<p>Would the development of the site impact upon the connectivity of habitats? Yes <input type="checkbox"/></p>					
<b>Landscape and Townscape</b>											
<p><b>Category 1: Significant Constraints</b></p> <p>Grade 1 Agricultural Land</p> <p>Ancient Woodland</p>		No significant issues identified.		<p><b>Category 1: Significant Constraints</b></p> <p>Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site?</p>		<p><b>Category 1: Significant Constraints</b></p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p>		<p><b>Category 2: Constraints</b></p> <p>Area of High Landscape Value or Significance</p> <p>Tree Preservation Order (TPO)</p> <p>Grade 2 or 3a Agricultural Land</p>		<p><b>Category 2: Constraints</b></p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p>	
<p><b>Category 2: Constraints</b></p> <p>Area of Significant Historic Landscape</p>		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<p><b>Category 2: Constraints</b></p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p>		<p>Zero/Low Impact - no or minimal mitigation required</p>	
<p>Site forms part of a wildlife corridor linking the C2C cycleway corridor to Princess Anne Park.</p>											

Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> No.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms natural greenspace and forms part of a Green Infrastructure corridor linking the C2C national cycle network and Princess Anne Park.
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<b>Zero/Low Impact - no or minimal mitigation required</b> 	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>
Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			
<b>Flooding</b> Site is subject to lower incidence groundwater flooding.			
<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? <input checked="" type="checkbox"/> Is there water and sewerage capacity for site requirements? <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?			
<b>Ground Conditions &amp; Contamination</b>		<b>Suitability and Deliverability</b>	
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	<b>No significant issues identified.</b>	What is considered suitable on the site? <input type="checkbox"/> Employment	<b>Site is considered suitable for development</b> 
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		<b>Site Appraisal Conclusion</b> How many homes could be provided? <input type="checkbox"/> How many jobs could the site provide for? <input type="checkbox"/>	
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<b>Zero/Low Impact - no or minimal mitigation required</b> 	<b>Employment uses would be appropriate given the adjacent industrial uses</b>	
		<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>



<b>SLR Ref:</b> 761	<b>Site Area:</b> 0.32ha	<b>Site Location:</b> Plot 4, Stephenson Industrial Estate		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	<b>Brownfield %</b>	<b>0</b>	<b>Greenfield %</b>	<b>100</b>	
<b>SHLAA Ref:</b>								<b>Urban?</b>	<input checked="" type="checkbox"/>	<b>Urban fringe?</b>		<b>Open countryside?</b>
<b>Present Land Use:</b> Vacant employment site		<b>Site appraised for:</b> Employment land		<b>Green Belt Separation</b>		Would development on this site impact upon the five purposes of the Green Belt?						
<b>Adjacent Uses:</b> Employment, greenspace		<b>Site Photos</b> 		<b>Designations Map</b> 		1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>						
		<b>Key Designations:</b> UDP W.A1.10 Employment land		<b>Adjacent Designations:</b> • Employment • Greenspace		2. Safeguard the countryside from further encroachment? <input type="checkbox"/>						
				<b>Cumulative Issues</b>		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/>						
						4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>						
						5. Assist in the regeneration of the urban area? <input type="checkbox"/>						
						Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. <input type="checkbox"/>						
<b>Landscape and Townscape</b>				<b>Biodiversity</b>				<b>Evidence of priority species nearby.</b>				
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>				
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)		Medium Impact - mitigation required				
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)		High Impact - significant mitigation required				
		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?		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>				
						Wildlife Corridor						
						Would the development of the site impact upon the connectivity of habitats?		No. <input type="checkbox"/>				


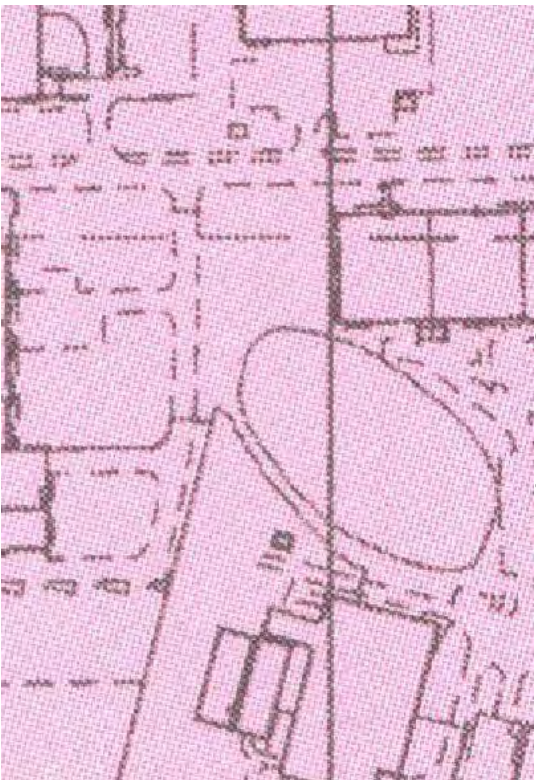
Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> Originally part of Usworth Colliery.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	✓
<b>Flooding</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? ✓ Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	
Site is subject to lower incidence groundwater flooding.		Access through existing industrial estate road. Access location subject to junction spacing and visibility splay requirements. Car parking / HGV parking provision based on proposed end use.	
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%	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	✓     Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
<b>Ground Conditions &amp; Contamination</b>			
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	✓    Site lies within a Coal Referral Area. Potential historic contamination from past coal mining use.	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? <b>Site Appraisal Conclusion</b> <b>Retain employment allocation</b>	
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development	
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓ ✓ ✓ ✓	✓ ✓ ✓ ✓	





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








SLR Ref: 765 SHLAA Ref:	Site Area: 0.41ha	Site Location: Plot 1, Crowther Industrial Estate, Washington	Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	Urban?	Urban fringe?	Greenfield %	100	Open countryside?	
Present Land Use: Vacant employment land Adjacent Uses: Employment, Open space	Site Photos 		Site appraised for: Employment land.	Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Designations Map 			Key Designations: UDP WA1.2 Employment Land		Adjacent Designations: • Employment land • Greenspace • Residential		Cumulative Impacts • Within Critical Drainage Area		No significant issues identified.			
Landscape and Townscape			Biodiversity		No significant issues identified.				No significant issues identified.			
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))		Category 1: Significant Constraints		No significant issues identified.			
	Ancient Woodland		Adverse impact on Site of Special Scientific Interest (SSSI)		Category 1: Significant Constraints		No significant issues identified.					
Category 2: Constraints	Area of High Landscape Value or Significance	No significant issues identified.	Category 2: Constraints		Adverse impact on Local Nature Reserve (LNR)		Category 2: Constraints		No significant issues identified.			
	Tree Preservation Order (TPO)		Are there any known European protected species/habitats on or adjacent to the site?		Category 2: Constraints		No significant issues identified.					
	Grade 2 or 3a Agricultural Land	No significant issues identified.	Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		Category 2: Constraints		No significant issues identified.			
	Area of Significant Historic Landscape		Adverse impact on Local Geodiversity Site (LGS)		Category 2: Constraints		No significant issues identified.					
			Would the development of the site impact upon the connectivity of habitats?		No	Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		



Historic Environment and Culture				Green Infrastructure				
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> Local archaeological significance (Boundary Pit).			<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site consists of informal greenspace/scrub land within the employment area.			
<b>Category 2: Constraints</b> Grade II listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)	<b>Zero/Low Impact - no or minimal mitigation required</b> ✓			<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment  Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<b>Zero/Low Impact - no or minimal mitigation required</b> ✓			
	<b>Medium Impact - mitigation required</b>				<b>Medium Impact - mitigation required</b>			
<b>High Impact – significant mitigation required</b>			<b>High Impact – significant mitigation required</b>					
Flooding								
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	<b>Site is located within Critical Drainage Area. Low incidence potential of groundwater flooding.</b>			<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? ✓ Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access through existing industrial estate road. Access location subject to junction spacing and visibility splay requirements. Car parking / HGV parking provision based on proposed end use.			
	<b>Zero/Low Impact - no or minimal mitigation required</b> ✓				<b>Zero/Low Impact - no or minimal mitigation required</b> ✓			
<b>Medium Impact - mitigation required</b> ✓			<b>Medium Impact - mitigation required</b>					
<b>High Impact – significant mitigation required</b>			<b>High Impact – significant mitigation required</b>					
<b>Ground Conditions &amp; Contamination</b>								
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	<b>Zero/Low Impact - no or minimal mitigation required</b> ✓			<b>Suitability and Deliverability</b> What is considered suitable on the site? Employment How many homes could be provided? How many jobs could the site provide for?			<b>Retain employment allocation</b> Site is considered suitable for development ✓	
	<b>Medium Impact - mitigation required</b> ✓			<b>Site Appraisal Conclusion</b> Site is considered potentially suitable for development			<b>Site is not considered suitable for development</b>	
<b>High Impact – significant mitigation required</b>			<b>High Impact – significant mitigation required</b>			<b>High Impact – significant mitigation required</b>		
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<b>Zero/Low Impact - no or minimal mitigation required</b> ✓			<b>High Impact – significant mitigation required</b>			<b>High Impact – significant mitigation required</b>	
	<b>Medium Impact - mitigation required</b> ✓			<b>Medium Impact - mitigation required</b>			<b>Medium Impact - mitigation required</b>	
	<b>High Impact – significant mitigation required</b>			<b>High Impact – significant mitigation required</b>			<b>High Impact – significant mitigation required</b>	
	<b>High Impact – significant mitigation required</b>			<b>High Impact – significant mitigation required</b>			<b>High Impact – significant mitigation required</b>	
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity/line(+10m buffer zone)	<b>Zero/Low Impact - no or minimal mitigation required</b> ✓			<b>High Impact – significant mitigation required</b>			<b>High Impact – significant mitigation required</b>	
	<b>Medium Impact - mitigation required</b> ✓			<b>Medium Impact - mitigation required</b>			<b>Medium Impact - mitigation required</b>	
	<b>High Impact – significant mitigation required</b>			<b>High Impact – significant mitigation required</b>			<b>High Impact – significant mitigation required</b>	
	<b>High Impact – significant mitigation required</b>			<b>High Impact – significant mitigation required</b>			<b>High Impact – significant mitigation required</b>	








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



SLR Ref: 767 SHLAA Ref:		Site Area: 0.12ha		Site Location: Plot 2, Crowther Industrial Estate, Washington		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		Greenfield %		100	
Present Land Use: Vacant employment land Adjacent Uses: Employment, Open space		Site appraised for: Employment land.		Green Belt Separation		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"/>		No impact <input type="checkbox"/>	
Site Photos 				Designations Map 				Cumulative Impacts • 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 WA1.2 Employment Land				Adjacent Designations: • Employment land • Greenspace • Residential											
Landscape and Townscape Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape				No significant issues identified.				Biodiversity Category 1: Significant Constraints Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor Category 2: Constraints Would the development of the site impact upon the connectivity of habitats?				No significant issues identified.			
Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					


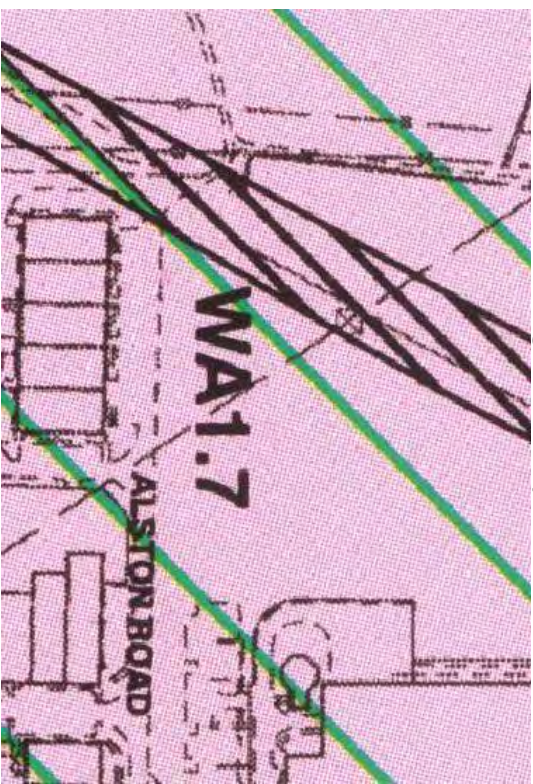
Historic Environment and Culture				Green Infrastructure				
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b>  No.		<b>Category 1: Significant Constraints</b>  Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard		Site consists of amenity greenspace land within the employment area.		
<b>Category 2: Constraints</b>  Grade II listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)		<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Category 2: Constraints</b>  Public Open Space/Playing Field/Play Area  Natural greenspace  Allotment		<b>Zero/Low Impact - no or minimal mitigation required</b>		
<b>Flooding</b>				<b>Infrastructure and Services</b>				
<b>Category 1: Significant Constraints</b>  Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		Site is located within 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?  ✓	Access through existing industrial estate road. Access location subject to junction spacing and visibility splay requirements. Car parking / HGV parking provision based on proposed end use.		
<b>Category 2: Constraints</b>  Flood Risk Zone 2(Medium Vulnerability)  Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high)  Surface Water Flooding – % of land within 1 in 100 incidence (medium)  Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone		<b>Zero/Low Impact - no or minimal mitigation required</b>		What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?  ✓	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>High Impact – significant mitigation required</b>		
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>				
<b>Site Topography</b>  Predominantly Flat  Gentle Slope  Undulating  Steep Slope		Pylon running along western corner of the site along Crowther Road.		What is considered suitable on the site?  Employment	How many homes could be provided?  ✓	<b>Zero/Low Impact - no or minimal mitigation required</b>		
<b>Category 1: Significant Constraints</b>  Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone  Electricity Pylon (+10m buffer zone)		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>Retain employment allocation</b>	<b>Site is considered suitable for development</b>	<b>High Impact – significant mitigation required</b>		
<b>Category 2: Constraints</b>  HSE COMAH Middle or Outer Zone  Landfill sites, Contaminated land  Minerals Legacy (quarries and coal mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)		<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Site Appraisal Conclusion</b>	<b>Site is considered potentially suitable for development</b>	<b>Site is not considered suitable for development</b>		



SLR Ref: 768		Site Area: 0.46ha		Site Location: Plot 3, Wear Industrial Estate, Washington		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100																														
SHLAA Ref:				Washington								Urban?		<input checked="" type="checkbox"/>		Urban fringe?		Open countryside?																														
Present Land Use: Natural greenspace		Adjacent Uses: Employment		Site appraised for: Employment land		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact																																				
Site Photos				Designations Map				Cumulative Issues				<p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/></p> <p>4. Preserve the special &amp; separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>																																				
								<p><b>Key Designations:</b></p> <ul style="list-style-type: none"> <li>UDP WA1.14 Employment land</li> <li>CN23 Wildlife corridor</li> </ul>				<p><b>Adjacent Designations:</b></p> <ul style="list-style-type: none"> <li>Employment</li> <li>Greenspace</li> </ul>																																				
				<p><b>Landscape and Townscape</b></p> <p>Category 1: Significant Constraints</p> <table border="1"> <tr> <td>Grade 1 Agricultural Land</td> <td rowspan="2">No significant issues identified.</td> </tr> <tr> <td>Ancient Woodland</td> </tr> </table> <p>Category 2: Constraints</p> <table border="1"> <tr> <td>Area of High Landscape Value or Significance</td> <td rowspan="3">Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Preservation Order (TPO)</td> </tr> <tr> <td>Grade 2 or 3a Agricultural Land</td> </tr> </table> <p>Area of Significant Historic Landscape</p>				Grade 1 Agricultural Land	No significant issues identified.	Ancient Woodland	Area of High Landscape Value or Significance	Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>	Tree Preservation Order (TPO)	Grade 2 or 3a Agricultural Land	<p><b>Biodiversity</b></p> <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 rowspan="4">Site forms part of a wildlife corridor linking the C2C cycleway corridor to Princess Anne Park.</td> </tr> <tr> <td></td> <td>Adverse impact on Site of Special Scientific Interest (SSSI)</td> </tr> <tr> <td></td> <td>Adverse impact on Local Nature Reserve (LNR)</td> </tr> <tr> <td></td> <td>Are there any known European protected species/habitats on or adjacent to the site?</td> </tr> <tr> <td>Category 2: Constraints</td> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td rowspan="3">Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Adverse impact on Local Geodiversity Site (LGS)</td> </tr> <tr> <td></td> <td>Are there any known UK protected species/habitats on or adjacent to the site?</td> </tr> <tr> <td></td> <td>Wildlife Corridor</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Would the development of the site impact upon the connectivity of habitats?</td> <td>Yes</td> <td>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></td> </tr> </table>				Category 1: Significant Constraints	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	Site forms part of a wildlife corridor linking the C2C cycleway corridor to Princess Anne Park.		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)	Zero/Low Impact - no or minimal mitigation required <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	<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"/>	<p><b>Green Infrastructure</b></p> <table border="1"> <tr> <td>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></td> <td>Medium Impact - mitigation required</td> <td>High Impact - significant mitigation required</td> </tr> </table>				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>	Medium Impact - mitigation required	High Impact - significant mitigation required
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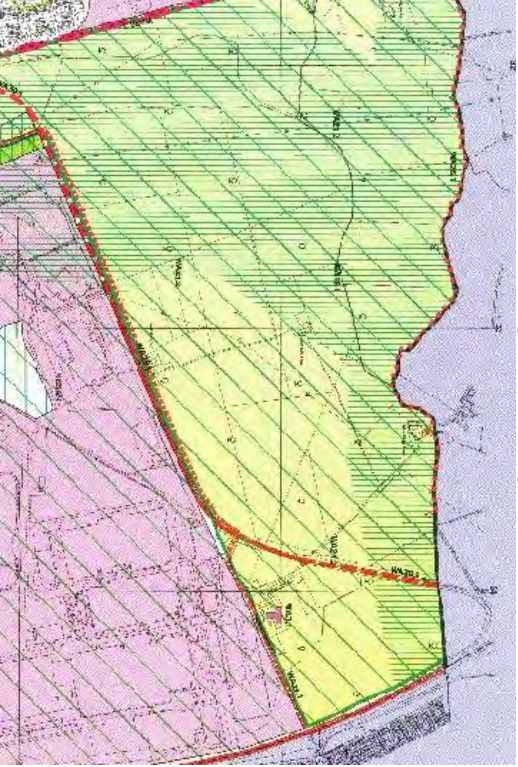
<b>Category 1: Significant Constraints</b>	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		<b>Does the site have any historical or archaeological significance?</b> No.	<b>Category 1: Significant Constraints</b>	Historic Park or Garden (EH List)		Site forms informal greenspace within the industrial estate. It also lies on the edge of a Green Infrastructure corridor linking the C2C national cycle network and Princess Anne Park.
	World Heritage Site & Setting (+ candidate)				Village Green		
<b>Category 2: Constraints</b>	Grade I/Grade II* Listed Building/Structure			<b>Category 2: Constraints</b>	Public Open Space/Playing Field/Play Area	✓	
	Grade II Listed Building/Structure				Natural greenspace		
				Allotment			
				Public Right of Way (cycleway/footpath/bridleway)		✓	
				Green Infrastructure corridor		✓	
				Is the proposed development site designated as open space or playing fields?		Yes.	
<b>Flooding</b>							
Flood Risk Zone 3B (Functional Floodplain)			Site is subject to lower incidence groundwater flooding.	Is there road capacity for site traffic generation?		✓	
Flood Risk Zone 3A (High Vulnerability)				Is there water and sewerage capacity for site requirements?			
				Is there education/community/health facility capacity for site requirements?			
				What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			
Flood Risk Zone 2(Medium Vulnerability)			Zero/Low Impact - no or minimal mitigation required				
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)		10%					
Critical Drainage Area							
Source Protection Zone							
<b>Ground Conditions &amp; Contamination</b>							
<b>Site Topography</b>		Predominantly Flat	✓	No significant issues identified.			
		Gentle Slope					
		Undulating					
		Steep Slope					
<b>Category 1: Significant Constraints</b>		Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required			
		Electricity Pylon (+10m buffer zone)		Medium Impact - mitigation required			
<b>Category 2: Constraints</b>		HSE COMAH Middle or Outer Zone		High Impact – significant mitigation required			
		Landfill sites, Contaminated land					
		Minerals Legacy (quarries and coal mining)					
		Minerals Safeguarded Area					
		High Voltage electricity line(+10m buffer zone)					
<b>Suitability and Deliverability</b>							
What is considered suitable on the site?				Employment			
How many homes could be provided?							
How many jobs could the site provide for?							
<b>Site Appraisal Conclusion</b>							
<b>Retain employment allocation</b>				Site is considered suitable for development		Site is not considered suitable for development	
				Site is considered potentially suitable for development		Site is not considered suitable for development	
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





<b>SLR Ref:</b> 769	<b>Site Area:</b> 1.63ha	<b>Site Location:</b> Pattinson North, Plot 3, Washington		<b>Is the site in the Green Belt?</b>		<b>Brownfield %</b>	<b>Greenfield %</b>	<b>100</b>	
<b>SHLAA Ref:</b>				<b>YES</b> <input type="checkbox"/>	<b>NO</b> <input checked="" type="checkbox"/>	<b>Urban?</b> <input checked="" type="checkbox"/>	<b>Urban fringe?</b> <input type="checkbox"/>	<b>Open countryside?</b> <input type="checkbox"/>	
<b>Present Land Use:</b> Vacant employment land		<b>Site appraised for:</b> Employment land		<b>Green Belt Separation</b>					
<b>Adjacent Uses:</b> Employment		<b>Site Photos</b> 		<b>Designations Map</b> 					
<b>Key Designations:</b> UDP WA1.7 Employment Land CN15 Great North Forest		<b>Adjacent Designations:</b> • Employment		<b>Cumulative Issues</b>					
<b>Landscape and Townscape</b>				<b>Biodiversity</b>					
<b>Category 1: Significant Constraints</b>		Grade 1 Agricultural Land		<b>Category 1: Significant Constraints</b>					
		Ancient Woodland		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))					
				Adverse impact on Site of Special Scientific Interest (SSSI)					
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance		Adverse impact on Local Nature Reserve (LNR)					
		Tree Preservation Order (TPO)		Are there any known European protected species/habitats on or adjacent to the site?					
		Grade 2 or 3a Agricultural Land		Adverse impact on Local Wildlife Site (LWS)					
				Adverse impact on Local Geodiversity Site (LGS)					
		Area of Significant Historic Landscape		Are there any known UK protected species/habitats on or adjacent to the site?					
				Wildlife Corridor					
				<b>Would the development of the site impact upon the connectivity of habitats?</b>					
				<b>No.</b>					
No significant issues identified.				Proximity to Local Nature Reserve (pond) and priority species.					
				<b>Zero/Low Impact - no or minimal mitigation required</b> <input checked="" type="checkbox"/>					
				<b>Medium Impact - mitigation required</b> <input checked="" type="checkbox"/>					
				<b>High Impact - significant mitigation required</b> <input type="checkbox"/>					

Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b>  Local archaeological importance.	<b>Category 1: Significant Constraints</b>  Historic Park or Garden (EH List) Village Green  Cemetery / Churchyard	No significant issues identified.
<b>Flooding</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	Site is partly affected by 1:30 incidence surface water flooding, and also by lower incidence groundwater flooding.	<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? <input checked="" type="checkbox"/> Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access through existing industrial estate road. Access location subject to junction spacing and visibility splay requirements. Car parking / HGV parking provision based on proposed end use.
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 <input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>  Medium Impact - mitigation required  High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>  Medium Impact - potentially suitable for development <input checked="" type="checkbox"/>  High Impact – not suitable for development
<b>Ground Conditions &amp; Contamination</b>			
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	Pylons cross the site. The site lies within a Coal Referral Area.	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>	<b>Site Appraisal Conclusion</b> Retain employment allocation	Site is considered suitable for development <input checked="" type="checkbox"/>
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Medium Impact - mitigation required <input checked="" type="checkbox"/>  High Impact – significant mitigation required	Site is considered potentially suitable for development <input checked="" type="checkbox"/>	Site is not considered suitable for development






<b>SLR Ref:</b> 805	<b>Site Area:</b> 238.05ha	<b>Site Location:</b> Land to the north of Nissan and Washington Road, Washington		<b>YES</b> <input checked="" type="checkbox"/>	<b>Brownfield %</b>	<b>5</b>	<b>Greenfield %</b>	<b>95</b>	<b>Open countryside?</b>	<input checked="" type="checkbox"/>	
<b>SHLAA Ref:</b>		<b>Site appraised for:</b> Potential development		<b>NO</b> <input type="checkbox"/>	<b>Urban?</b>		<b>Urban fringe?</b>	<input checked="" type="checkbox"/>	<b>Impact</b>	<input type="checkbox"/>	
<b>Present Land Use:</b> Agriculture, greenspace, housing		<b>Adjacent Uses:</b> Industry, residential, agriculture		<b>NO</b> <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.						
<b>Site Photos</b> 		<b>Designations Map</b> 		<b>Is the site within a Settlement Break?</b> This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Sunderland and Washington with South Tyneside and Gateshead. The area is being assessed as a location for the proposed International Advanced Manufacturing Park (IAMP) which is being progressed through a separate Area Action Plan (AAP). A Green Belt Assessment has been undertaken to support the IAMP AAP and the approach taken in that document is reflected in that taken by the City Council in its own Green Belt Review. Much of the area consists of agricultural land (higher grade adjacent to the River Don). It provides an important green infrastructure / wildlife corridor role, particularly along the corridor of the River Don. The northern fields are subject to Flood Zones 2 and 3, and contain Local Wildlife Sites. Electricity pylons cross the area in a number of places. The south eastern corner provides a small number of houses and Aircraft Museum.							
<b>Key Designations:</b> UDP CN2/3/4/5 Green Belt WA30.1 New road CN15 Great north Forest CN23 Wildlife Corridors		<b>Adjacent Designations:</b> • Agriculture • Employment land • Former railway • Residential									
<b>Landscape and Townscape</b>											
<b>Category 1: Significant Constraints</b>		Grade 1 Agricultural Land		The northern fields in this area consist of Grade 2 or 3A agricultural land.							
		Ancient Woodland									
		Area of High Landscape Value or Significance									
<b>Category 2: Constraints</b>		Tree Preservation Order (TPO)									
		Grade 2 or 3a Agricultural Land									
		Area of Significant Historic Landscape		<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>		<input checked="" type="checkbox"/>	
				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
<b>Biodiversity</b>											
<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
		Adverse impact on Site of Special Scientific Interest (SSSI)		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
		Adverse impact on Local Nature Reserve (LNR)		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
		Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<b>Category 2: Constraints</b>		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
		Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
		Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
		Wildlife Corridor		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<b>Would the development of the site impact upon the connectivity of habitats?</b>		Yes		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>	
				<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Forms part of a strategic wildlife corridor along the River Don, and also linking southwards towards Barmston Pond. Area incorporates Local Wildlife Sites and there are priority species throughout the area.											
				<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>		<input checked="" type="checkbox"/>	
				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	

Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance. Three Horse Shoes PH locality was the site for RAF Usworth.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
<b>Flooding</b>			<b>Infrastructure and Services</b>		
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	Much of the northern and north-western fields are subject to Flood Zones 2 and 3 (associated with the Usworth Burn and River Don). A number of locations are subject to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
<b>Ground Conditions &amp; Contamination</b>			<b>Suitability and Deliverability</b>		
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	Electricity pylons and high voltage lines cross the site north-south in four separate locations.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered potentially suitable for development
<b>Site Appraisal Conclusion</b>			The entire area is subject to a Nationally Significant Infrastructure Project (NSIP) proposal for an International Advanced Manufacturing Plant (IAMP). Should this proposal be accepted, development will need to appropriately address a number of significant issues, as raised above.		
			Site is considered suitable for development		Site is not considered suitable for development







Historic Environment and Culture		Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> Local archaeological significance.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms a significant section of strategic green infrastructure corridor east-west Springwell to the coast. Specifically, three quarters of the area is designated greenspace, providing Washington Golf Course as well as the Northern Area Playing Fields, which serve the Washington area.	
				<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
<b>Flooding</b>		<b>Infrastructure and Services</b>		
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The area is subject to Flood Risk Zones 2 and 3 along the River Don to the north, and Usworth Burn, to the southeast. A number of locations are subject to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation?	Zero/Low Impact - no or minimal mitigation required	
		<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?
<b>Ground Conditions &amp; Contamination</b>		<b>Suitability and Deliverability</b>		
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	An electricity pylon crosses the northern part of the Green Belt. The site lies within a Coal Referral Area.	What is considered suitable on the site?	Agriculture / sports fields / Golf Course	
		<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<b>Site Appraisal Conclusion</b> Forms a large area of Green Belt.	Zero/Low Impact - no or minimal mitigation required
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	<b>Site Appraisal Conclusion</b> Forms a large area of Green Belt.		
		<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Medium Impact - mitigation required 	High Impact – significant mitigation required 







Historic Environment and Culture				Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	<b>Does the site have any historical or archaeological significance?</b> Scheduled monument adjacent to area.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms part of a Green Infrastructure corridor running between Springwell Village and Gateshead. Woodland exists to the north of the quarry (providing natural greenspace), while a Local Wildlife Site exists to the south. Allotments exist beside Mount Lommen. Campground site provides outdoor sports pitches. There are Public rights of way passing through the area.	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)						
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	✓	✓	✓
<b>Flooding</b>				<b>Infrastructure and Services</b>			
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Small pockets of land are subject to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	<b>Category 1: Significant Constraints</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓ <5 <5 <5	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	✓	✓	
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>			
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	Part of this Green Belt is a Minerals Safeguarded Area. Much of this area is identified as being subject to landfill / waste, and located within a Coal Referral Area.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	✓	<b>Site Appraisal Conclusion</b> <b>Forms a large area of Green Belt.</b>		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓ ✓ ✓	Forms a large area of Green Belt.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	



<b>SLR Ref:</b> 808	<b>Site Area:</b> 76.03ha	<b>Site Location:</b> Wood House Farm and Low Barmston Green Belt, Washington	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>	<b>Brownfield %</b>	<b>0</b>	<b>Greenfield %</b>	<b>100</b>	<b>Open countryside?</b>	<input checked="" type="checkbox"/>
<b>SHLAA Ref:</b>			<b>Is the site in the Green Belt?</b>		<b>Urban?</b>		<b>Urban fringe?</b>		<b>Impact</b>	<input type="checkbox"/>
<b>Present Land Use:</b> Agriculture	<b>Adjacent Uses:</b> Agriculture, employment	<b>Site appraised for:</b> Potential development	<b>Green Belt Separation</b> This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Washington with Sunderland.		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Sealham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.				No impact	<input type="checkbox"/>
<b>Site Photos</b> 		<b>Designations Map</b> 		<b>Key Designations:</b> CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors WA3.5 Wildfowl & Wetlands Centre WA20.1 Key viewpoints B14 Areas of Potential Archaeological Importance		<b>Adjacent Designations:</b> • Employment • Dual carriageway • Riverside • Agriculture		Forms a major section of the River Wear wildlife corridor. Incorporates Local Wildlife Sites along the River Wear, the Wildfowl & Wetlands Centre and Toby Gill. Numerous priority species are recorded roosting in the area.		
<b>Landscape and Townscape</b>			<b>Biodiversity</b>		<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>	
<b>Category 1: Significant Constraints</b>	Grade I Agricultural Land	Site lies within an Area of High Landscape Value, with key viewpoints of River Wear from A19 bridge, A1231 and Penshaw Monument. Agricultural land quality not known. Ancient Semi-Natural Woodland along the River Wear to the east. Much of the riverside woodland is subject to Tree Preservation Orders.	<b>Category 1: Significant Constraints</b>	Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>	
	Ancient Woodland			Adverse impact on Site of Special Scientific Interest (SSSI)	<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>	
<b>Category 2: Constraints</b>	Area of High Landscape Value or Significance		<input checked="" type="checkbox"/>	Adverse impact on Local Nature Reserve (LNR)	<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>	
	Tree Preservation Order (TPO)		<input checked="" type="checkbox"/>	Are there any known European protected species/habitats on or adjacent to the site?	<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>	
	Grade 2 or 3a Agricultural Land	?	Adverse impact on Local Wildlife Site (LWS)	<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>		
	Area of Significant Historic Landscape		Adverse impact on Local Geodiversity Site (LGS)	<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>		
			Are there any known UK protected species/habitats on or adjacent to the site?	<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>		
			Wildlife Corridor	<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>		
			Would the development of the site impact upon the connectivity of habitats?	<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>		



Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b>  Local archaeological importance, including North Hyton Shipbuilding Yards and a tar distillery, plus a forge and mill at Low Barnston. Low Barnston Farmhouse is a Grade II listed building.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard	Site forms part of the strategic River Wear Green Infrastructure corridor. Public right of way (including the C2C national cycleway) pass through the site.		
<b>Category 2: Constraints</b> Grade II listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b> ✓	<b>High Impact – significant mitigation required</b>	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area  Natural greenspace  Allotment	
				Is the proposed development site designated as open space or playing fields? Yes	
<b>Flooding</b>			<b>Infrastructure and Services</b>		
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	<b>Category 1: Significant Constraints</b> Flood Risk Zone 2(Medium Vulnerability)  Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area  Source Protection Zone	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b> ✓	Is there road capacity for site traffic generation? <input type="checkbox"/>
					Part of the area falls within the flood zones associated with the River Wear. Small pockets of land are affected by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding at Wood House Farm.
<b>Ground Conditions &amp; Contamination</b>			<b>Suitability and Deliverability</b>		
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone  Electricity Pylon (+ 10m buffer zone)	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b> ✓	What is considered suitable on the site? Agriculture / natural greenspace
					Sloping area, with steep sides towards the river to the east, and incised denes. Wood House Farm area is identified as a former waste site. Riverside sections at the Washington Wildfowl & Wetlands Centre are identified as landfill/waste site. Lies within a Coal Referral Area.
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			<b>Site Appraisal Conclusion</b>  <b>Forms a large area of Green Belt.</b>		
			<b>Zero/Low Impact - no or minimal mitigation required</b>		
			<b>Medium Impact - mitigation required</b>		
			<b>High Impact – significant mitigation required</b> ✓		







<b>SLR Ref:</b> 809		<b>Site Area:</b> 78.76ha		<b>Site Location:</b> Green Belt beside Pattinson, Washington		<b>Is the site in the Green Belt?</b>		YES <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>100</b>					
<b>SHLAA Ref:</b>				Washington		NO <input type="checkbox"/>				<b>Urban?</b>		<b>Urban fringe?</b>		<b>Open countryside?</b>					
<b>Present Land Use:</b> Parkland, residential				<b>Adjacent Uses:</b> Employment, riverside, wetland				<b>Green Belt Separation</b>				Would development on this site impact upon the five purposes of the Green Belt?							
<b>Site Photos</b>				<b>Site appraised for:</b> Potential development				This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Washington with Sunderland.				1. Check unrestricted sprawl of the built-up area? <input checked="" type="checkbox"/> <input type="checkbox"/>							
								This Field forms part of the Incised Lowland Valley landscape and green infrastructure corridor of the River Wear, and part of the panoramic view from the Penshaw Monument. It provides formal parkland (James Steel Park), which includes a Local Wildlife Site and mature woodland.				2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/> <input type="checkbox"/>							
				<b>Key Designations:</b> CN2/3/4/5 Green Belt L1/7/9 Existing open space CN15 Great North Forest CN23 Wildlife Corridors WA12.2 James Steel Park B14 Areas of Potential Archaeological Importance				<b>Adjacent Designations:</b>				3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input checked="" type="checkbox"/> <input type="checkbox"/>							
								<b>Cumulative Impacts</b>				4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> <input checked="" type="checkbox"/>							
								• Employment • Wetland Centre • Riverside • Agriculture				5. Assist in the regeneration of the urban area? <input checked="" type="checkbox"/> <input type="checkbox"/>							
<b>Landscape and Townscape</b>												Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.							
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		Site lies within an Area of High Landscape Value, with key viewpoints of River Wear from Penshaw Monument.				<b>Biodiversity</b>				Forms a major section of the River Wear wildlife corridor. Incorporates a Local Wildlife Site at Pattinson South Pond. Priority species are recorded breeding in the area.							
		Ancient Woodland										<b>Category 1: Significant Constraints</b>				Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))			
		Area of High Landscape Value or Significance														Adverse impact on Site of Special Scientific Interest (SSSI)			
<b>Category 2: Constraints</b>		Tree Preservation Order (TPO)														Adverse impact on Local Nature Reserve (LNR)			
		Grade 2 or 3a Agricultural Land										Are there any known European protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>							
		Area of Significant Historic Landscape										Adverse impact on Local Wildlife Site (LWS)							
												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? <input checked="" type="checkbox"/>							
												Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>							
												Medium Impact - mitigation required <input checked="" type="checkbox"/>							
												High Impact - significant mitigation required <input checked="" type="checkbox"/>							


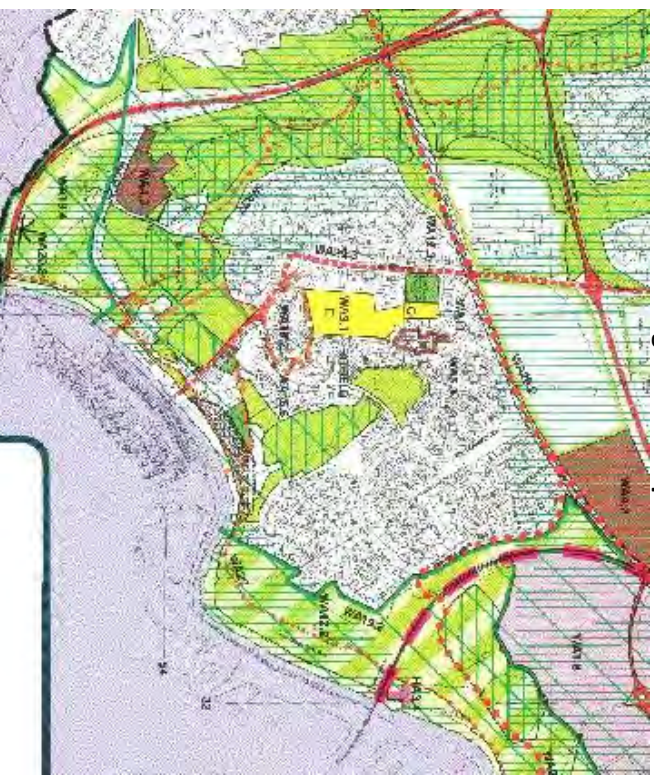
Historic Environment and Culture			Green Infrastructure										
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> Local archaeological importance, including old Barnston Village, which included shipbuilding and coal staites, a quarry and firebrick works.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of the strategic River Wear Green Infrastructure corridor. Most of the area forms part of James Steel Park. Public right of way (including the C2C national cycleway) pass through the site.	<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required <input checked="" type="checkbox"/>	High Impact – significant mitigation required	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>
				<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required <input checked="" type="checkbox"/>	High Impact – significant mitigation required	<b>Category 2: Constraints</b> Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/> <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"/>
<b>Flooding</b>			<b>Infrastructure and Services</b>										
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3A (High Vulnerability)	<input checked="" type="checkbox"/>	Site falls within a Critical Drainage Area, and part of the area falls within the flood zones associated with the River Wear. Small pockets of land are affected by 1:30 incidence surface water flooding. Lower incidence 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"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>						
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <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"/>									
<b>Ground Conditions &amp; Contamination</b>			<b>Suitability and Deliverability</b>										
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Sloping area, with steep sides towards the river to the east, and incised denes. Wood House Farm area is identified as a former waste site. Riverside sections at the Washington Wildfowl & Wetlands Centre are identified as landfill/waste site. Lies within a Coal Referral Area. Pylons cross the east of the area.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Natural greenspace / Wildfowl & Wetlands Centre.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>						
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	<b>Site Appraisal Conclusion</b> Forms a large area of Green Belt.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>					
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	<b>Site Appraisal Conclusion</b> Forms a large area of Green Belt.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>					



SLR Ref: 810		Site Area: 18.65ha		Site Location: Green Belt beside Rickleton, Washington		<table border="1"> <tr> <td>YES <input checked="" type="checkbox"/></td> <td>NO <input type="checkbox"/></td> </tr> </table>		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Brownfield %		Greenfield %		100	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>														
SHLAA Ref:								Urban?		Urban fringe?		Open countryside?			
Present Land Use: Sports pitches, scrub land		Adjacent Uses: Residential, woodland		Site appraised for: Potential development		<p><b>Green Belt Separation</b></p> <p>This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Washington with Chester-le-Street.</p> <p>This Field incorporates the Council's Southern Area Playing Fields, and supports an east-west wildlife and green infrastructure corridor.</p>		<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Sealham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor?</p> <p>4. Preserve the special &amp; separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>		<p>Impact</p> <p>No impact</p>		<p>Urban?</p> <p>Urban fringe?</p> <p>Open countryside?</p>			
				<p><b>Key Designations:</b></p> <ul style="list-style-type: none"> <li>CN2/3/4/5 Green Belt</li> <li>L1/7/9 Existing open space</li> <li>CN15 Great North Forest</li> <li>WA13.2 Southern Area Playing Fields expansion area</li> </ul>		<p><b>Adjacent Designations:</b></p> <ul style="list-style-type: none"> <li>Residential</li> <li>Woodland</li> </ul>		<p><b>Biodiversity</b></p> <p>Category 1: Significant Constraints</p> <p>Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site?</p> <p>Adverse impact on Local Geodiversity Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p> <p>Would the development of the site impact upon the connectivity of habitats?</p>		<p>Forms the edge of the River Wear strategic wildlife corridor. Priority species are recorded in and adjacent to the area. Close proximity to Local Wildlife Sites.</p>		<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p> <p>Medium Impact - mitigation required <input type="checkbox"/></p> <p>High Impact - significant mitigation required <input type="checkbox"/></p>			
<p><b>Landscape and Townscape</b></p> <p>Category 1: Significant Constraints</p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</p>		<p>Category 2: Constraints</p> <p>Area of High Landscape Value or Significance</p> <p>Tree Preservation Order (TPO)</p> <p>Grade 2 or 3a Agricultural Land</p>		<p>Area of Significant Historic Landscape</p>		<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p> <p>Medium Impact - mitigation required <input type="checkbox"/></p> <p>High Impact - significant mitigation required <input type="checkbox"/></p>		<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p> <p>Medium Impact - mitigation required <input type="checkbox"/></p> <p>High Impact - significant mitigation required <input type="checkbox"/></p>							

Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> Local archaeological importance, former Row Pit, plus adjacent waggonways leading to River Wear.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard	Site provides Southern Area Playing Fields. Site forms part of the strategic River Wear Green Infrastructure corridor. A public right of way passes along the eastern edge of the site.
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	<b>Zero/Low Impact - no or minimal mitigation required</b> 	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b> 
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b> 
<b>Ground Conditions &amp; Contamination</b> <b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope		<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?  <b>Site Appraisal Conclusion</b> <b>Forms a large area of Green Belt.</b>	
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		<b>Zero/Low Impact - no or minimal mitigation required</b>	
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		<b>Medium Impact - mitigation required</b> 	
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		<b>High Impact - significant mitigation required</b>	
<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		<b>Zero/Low Impact - no or minimal mitigation required</b>	



SLR Ref: 811		Site Area: 29.64ha		Site Location: Green Belt beside Fatfield, Washington		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield %		0		Greenfield %		100																	
SHLAA Ref:				Washington						Urban?				Urban fringe?		✓		Open countryside?															
Present Land Use: Parkland		Adjacent Uses: Residential, riverside, railway		Site appraised for: Potential development		Green Belt Separation		This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Washington with Sunderland.		Would development on this site impact upon the five purposes of the Green Belt?		1. Check unrestricted sprawl of the built-up area?		✓		2. Safeguard the countryside from further encroachment?		✓		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Sealham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmooor?		✓		4. Preserve the special & separate characteristics of historic settlements?		□		5. Assist in the regeneration of the urban area?		✓		□	
 <p>Site Photos</p>		 <p>Designations Map</p>		<p><b>Key Designations:</b></p> <ul style="list-style-type: none"> <li>CN2/3/4/5 Green Belt</li> <li>L1/7/9 Existing open space</li> <li>CN15 Great North Forest</li> <li>CN23 Wildlife Corridors</li> <li>WA12.2 James Steel Park</li> <li>WA20.2 Key viewpoints</li> </ul>		<p><b>Adjacent Designations:</b></p> <ul style="list-style-type: none"> <li>Residential</li> <li>Riverside</li> <li>Leamside Line</li> </ul>		<p>Part of the area was once a colliery, and therefore could be contaminated and have stability issues.</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>		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>															
<b>Landscape and Townscape</b>																																	
Category 1: Significant Constraints		Grade I Agricultural Land				Site lies within an Area of High Landscape Value, with key viewpoints of River Wear from Penshaw Monument and A182 bridge.		Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]				Forms a major section of the River Wear wildlife corridor. Priority species are recorded in the area. Close proximity to Local Wildlife Sites.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<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)		✓		Category 2: Constraints		Adverse impact on Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>											
		Area of Significant Historic Landscape		✓		Are there any known UK protected species/habitats on or adjacent to the site?		✓		Would the development of the site impact upon the connectivity of habitats?		Yes		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>													
						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	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> Local archaeological importance, including Fatfield waggonways /coal staitches and North Biddick Colliery.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of the strategic River Wear Green Infrastructure corridor. Most of the area forms part of James Steel Park. Public right of way (including the C2C national cycleway) pass through the site. Allotment exist to the northeast of Fatfield.
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>
<b>Ground Conditions &amp; Contamination</b> <b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope		<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? <b>Site Appraisal Conclusion</b> <b>Forms a large area of Green Belt.</b>	
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		<b>Zero/Low Impact - no or minimal mitigation required</b>	
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		<b>Medium Impact - mitigation required</b>	
		<b>High Impact - significant mitigation required</b>	
		<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	
		<b>Zero/Low Impact - no or minimal mitigation required</b>	
		<b>Medium Impact - mitigation required</b>	
		<b>High Impact - significant mitigation required</b>	