





Strategic Land Review

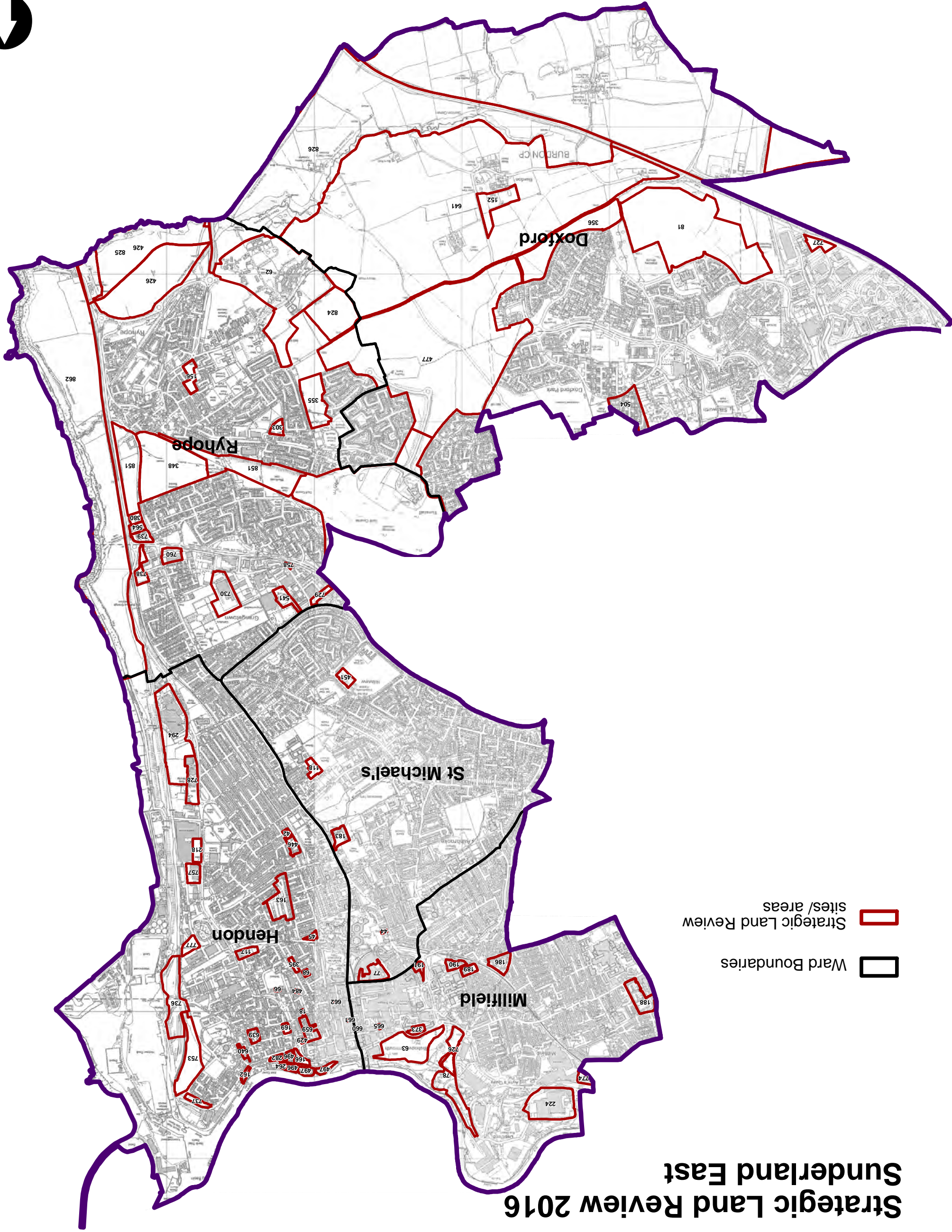
East

May 2016

Strategic Land Review 2016

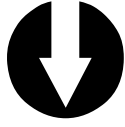
Sunderland East


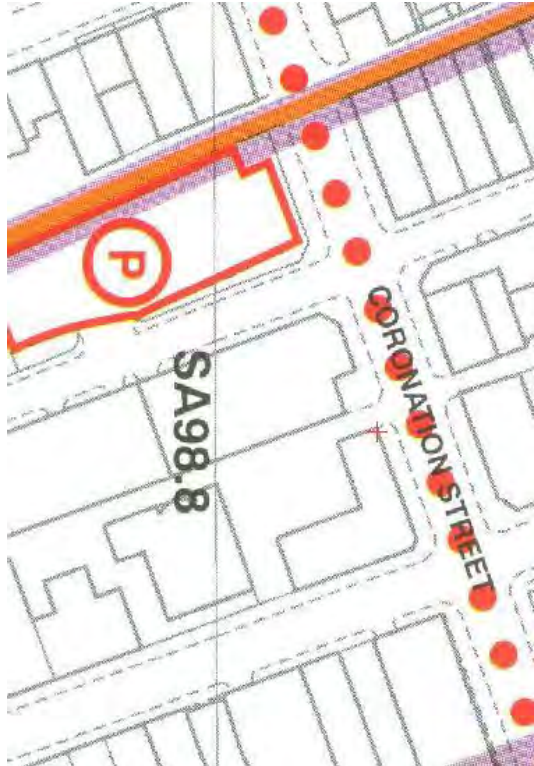
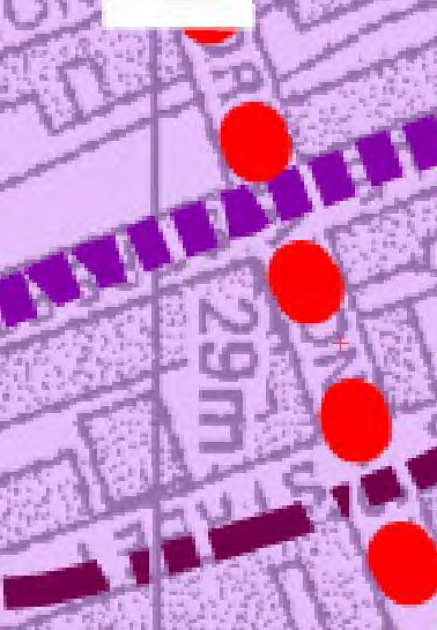


-  Strategic Land Review sites/ areas
-  Ward Boundaries




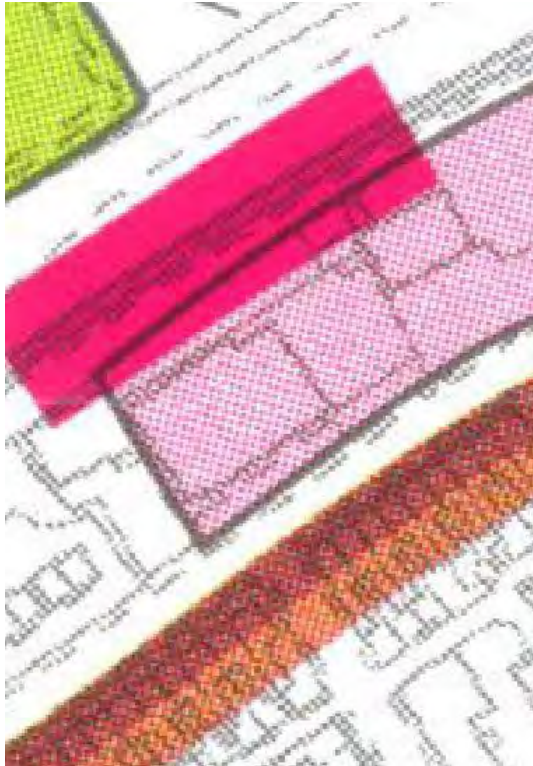

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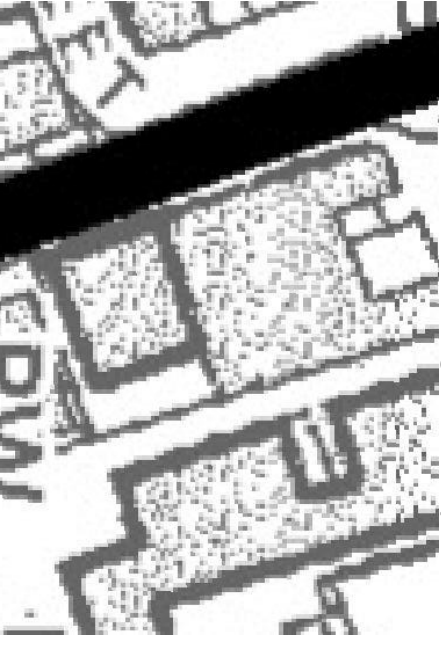


SLR Ref:		Site Area: 0.06ha		Site Location: 42-45 Nile Street, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0	
SHLAA Ref: 18						Is the site in a Settlement Break?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Urban?		<input checked="" type="checkbox"/>		Urban fringe?		<input type="checkbox"/>	
Present Land Use: Vacant land						Is the site in a Settlement Break?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Urban?		<input checked="" type="checkbox"/>		Urban fringe?		<input type="checkbox"/>	
Adjacent Uses: Commercial properties						Is the site in a Settlement Break?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Urban?		<input checked="" type="checkbox"/>		Urban fringe?		<input type="checkbox"/>	
Site Photos				UDP Designations Map				Alteration No.2 Designations Map				Brownfield %				Greenfield %			
												1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>				2. Safeguard the countryside from further encroachment? <input type="checkbox"/>			
								Cumulative Impact				3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/>				4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>			
				Key Designations:				Assessment				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"/>			
				Alteration No.2 SA55B.1				Subject to Habitats Regulations											
				Sunside development mixed use, high quality environment				Assessment											
				UDP EN10 White Land															
Landscape and Townscape						Biodiversity													
Category 1: Significant Constraints		Grade I Agricultural Land		The site lies within the City Centre, which is regarded as an area of higher landscape value.		Category 1: Significant Constraints		Adverse impact on European sites [Pamarr Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).							
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)											
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)											
		Tree Preservation Order (TPO)						Adverse impact on Local Wildlife Site (LWS)											
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Geodiversity Site (LGS)											
		Area of Significant Historic Landscape						Are there any known UK protected species/habitats on or adjacent to the site?											
								Wildlife Corridor											
								Would the development of the site impact upon the connectivity of habitats?		No									
												Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>	

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Within Sunnyside Conservation Area and settings of listed buildings in Villiers Street and Nile Street	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.	
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Access from west		
			Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In a highly accessible area	
Ground Conditions & Contamination			Suitability and Deliverability		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	What is considered suitable on the site? Residential		
			Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	How many homes could be provided? 23	How many jobs could the site provide for? 383dpna
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site Appraisal Conclusion Potentially suitable for development		
			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development

SLR Ref: SHLAA Ref: 42		Site Area: 0.21ha		Site Location: Former bus depot, Toward Road, Hendon, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?			
Present Land Use: Former bus depot		Adjacent Uses: Car showroom, GP surgery, housing		Site appraised for: Residential		Is the site in a Settlement Break?		Urban? <input checked="" type="checkbox"/>		100		Urban fringe? <input checked="" type="checkbox"/>			
Site Photos 				UDP Designations Map 				Alteration No.2 Designations Map 				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/> <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.			
Key Designations: UDP SA1.8 Employment land. Alteration No.2 Flood risk zone.				Adjacent Designations: <ul style="list-style-type: none"> Residential Railway line Employment 				Cumulative Impact Assessment <ul style="list-style-type: none"> Subject to Habitats Regulations Assessment Within Critical Drainage Area 				Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).			
Landscape and Townscape															
Category 1: Significant Constraints		Grade 1 Agricultural Land		No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>			
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)							
								Adverse impact on Local Nature Reserve (LNR)							
Category 2: Constraints		Area of High Landscape Value or Significance						Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)					
		Tree Preservation Order (TPO)								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?					
		Area of Significant Historic Landscape								Wildlife Corridor					
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Would the development of the site impact upon the connectivity of habitats? No. <input checked="" type="checkbox"/>					




Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In an accessible location	Access from Toward Road	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
Flooding			Infrastructure and Services		
Ground Conditions & Contamination			Suitability and Deliverability		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓ ✓	Previous industrial use – contaminants possible.	What is considered suitable on the site? Residential How many homes could be provided? 20 How many jobs could the site provide for? 95dpha	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development	✓ ✓
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	✓ ✓	Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion Potentially suitable for development, previous permission has elapsed.	Site is considered suitable for development	✓
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓ ✓	Medium Impact - mitigation required High Impact – significant mitigation required		Site is considered potentially suitable for development	✓

SLR Ref: SHLAA Ref: 44		Site Area: 0.06ha		Site Location: The Bunker, 29 Stockton Road, Sunderland.		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0							
Present Land Use: Housing and commercial Adjacent Uses: Housing and commercial				Site appraised for: Residential				Is the site in a Settlement Break?				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?									
Site Photos 				UDP Designations Map 				Alteration No. 2 Designations Map 				1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>		2. Safeguard the countryside from further encroachment? <input type="checkbox"/>		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/>		4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>		5. Assist in the regeneration of the urban area? <input type="checkbox"/>			
Key Designations: UDP SA70(ii) Retail uses EN10 White Land.				Adjacent Designations: • Commercial • Residential • University				Cumulative Impact • Subject to Habitats Regulations Assessment • Within Critical Drainage Area				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.											
Landscape and Townscape						Biodiversity						Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).											
Category 1: Significant Constraints			Grade I Agricultural Land Ancient Woodland			Category 1: Significant Constraints			Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))									Adverse impact on Site of Special Scientific Interest (SSSI)			Adverse impact on Local Nature Reserve (LNR)		
Category 2: Constraints			Area of High Landscape Value or Significance Tree Preservation Order (TPO)			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?			Wildlife Corridor		
			Grade 2 or 3a Agricultural Land			Adverse impact on Local Geodiversity Site (LGS)			Would the development of the site impact upon the connectivity of habitats?									No.					
Area of Significant Historic Landscape			Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact - significant mitigation required			Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required							



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




Historic Environment and Culture			Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Site is opposite Mowbray Park Registered Historic Park and Garden and the grade II listed railings along the eastern boundary of the Park.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site lies on the edge of a Green Infrastructure corridor, which effectively follows the adjacent former railway cutting.		
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓	Zero/Low Impact - no or minimal mitigation required ✓	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required ✓	High Impact - significant mitigation required	
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In an accessible location			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact - significant mitigation required	Zero/Low Impact - no or minimal mitigation required	
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 20 How many jobs could the site provide for? 74dppha Site Appraisal Conclusion Potentially suitable for development, previous applications for student accommodation			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact - significant mitigation required	Site is considered suitable for development	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓	Zero/Low Impact - no or minimal mitigation required	High Impact - significant mitigation required ✓	High Impact - significant mitigation required	Site is not considered suitable for development	

Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? Site is adjacent and within setting of Ryhope Engines Museum / Pumping Station, a Scheduled Ancient Monument including grade II* and grade II listed buildings. Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms part of a strategic Green Infrastructure corridor linking Houghton to Cherry Knowle Dene and the coast. It incorporates amenity and natural greenspace and once provided sports pitches.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	✓							
Flooding				Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Source Protection Zone and is affected in parts by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding to the south of the 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? Nearest local facilities provided in Ryhope		Construction of the Ryhope to Doxford link road is integral to the scheme. Highways England concern on impact to A19/B1404 junction. The SSGA area is projected to yield circa 650 – 730 primary aged children. Proposals exist to expand two existing schools and to create a new two form entry school to meet the needs of this area development.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone							
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	Possible contamination from hospital uses.	What is considered suitable on the site? Residential How many homes could be provided? How many jobs could the site provide for?	Residential 770 34dpha		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)							



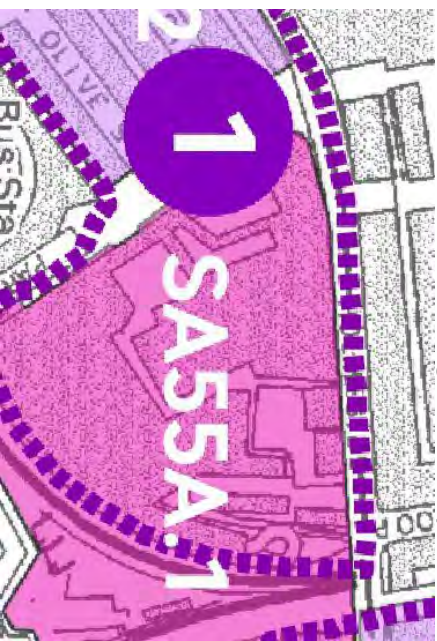

SLR Ref:		Site Area: 5.86ha		Site Location: Former Vaux Brewery, Gill Bridge Avenue, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?	
SHLAA Ref: 63						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> 100 <input checked="" type="checkbox"/> Urban?		<input type="checkbox"/> 0 <input type="checkbox"/> Greenfield %		<input type="checkbox"/> Impact <input type="checkbox"/> No impact	
Present Land Use: Vacant land				Adjacent Uses: Commercial and greenspace				Is the site in a Settlement Break?		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 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.			
Site Photos				UDP Designations Map				Alteration No.2 Designations Map					
													
				Key Designations: Alteration No.2 SA55A.2 Residential and employment-led mixed use development on Vaux site.				Cumulative Impact					
				Adjacent Designations:				<ul style="list-style-type: none"> • City Centre uses • Car parking • Riverside • Greenspace 					
				UDP CN23 Wildlife Corridors									
Landscape and Townscape													
Category 1: Significant Constraints		Grade I Agricultural Land				The site lies within the City Centre and at the top of the River Wear Gorge - both areas are regarded as higher landscape and historic value.							
		Ancient Woodland											
Category 2: Constraints		Area of High Landscape Value or Significance		<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required							
		Tree Preservation Order (TPO)											
		Grade 2 or 3a Agricultural Land											
		Area of Significant Historic Landscape		<input checked="" type="checkbox"/>		Medium Impact - mitigation required							
						High Impact - significant mitigation required							
Biodiversity													
Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required							
		Adverse impact on Site of Special Scientific Interest (SSSI)											
		Adverse impact on Local Nature Reserve (LNR)											
		Are there any known European protected species/habitats on or adjacent to the site?											
Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>		Medium Impact - mitigation required							
		Adverse impact on Local Geodiversity Site (LGS)											
		Are there any known UK protected species/habitats on or adjacent to the site?											
		Wildlife Corridor		<input checked="" type="checkbox"/>		High Impact - significant mitigation required							
		Would the development of the site impact upon the connectivity of habitats?		Yes									


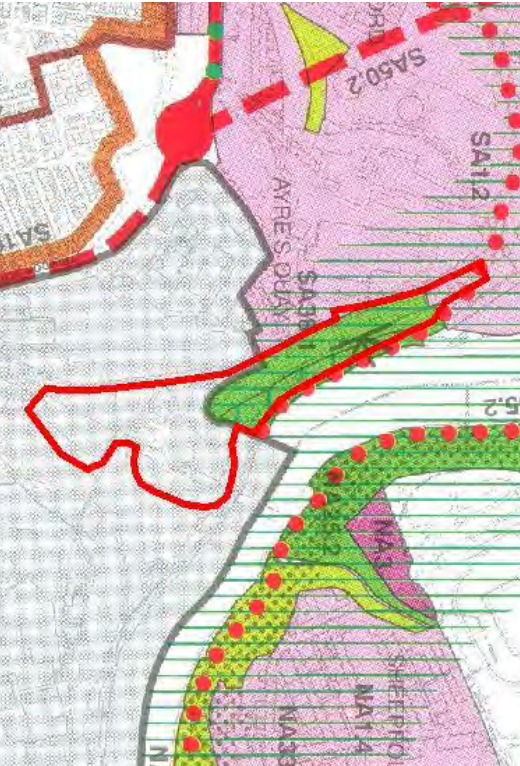
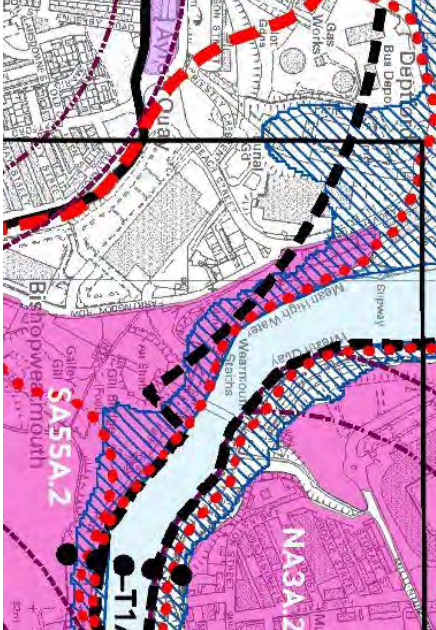
Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Local archaeological significance. Within setting of grade II listed Wearmouth Road and Railway Bridges, Magistrates Courts and Bishopwearmouth Conservation Area.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			The site lies on the edge of the River Wear strategic Green Infrastructure corridor.		
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓		Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor			Zero/Low Impact - no or minimal mitigation required		
	✓				Medium Impact - mitigation required ✓				Medium Impact - mitigation required ✓
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			High Impact - significant mitigation required	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In a highly accessible location			High Impact - significant mitigation required		
					Medium Impact - mitigation required				Medium Impact - mitigation required ✓
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Zero/Low Impact - no or minimal mitigation required				Zero/Low Impact - no or minimal mitigation required		
	✓			High Impact - significant mitigation required ✓				High Impact - significant mitigation required	
				Medium Impact - mitigation required				Medium Impact - mitigation required ✓	
				High Impact - significant mitigation required				High Impact - significant mitigation required	
				Medium Impact - mitigation required				Medium Impact - mitigation required ✓	
Ground Conditions & Contamination				Suitability and Deliverability					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓		Potential contamination from former brewery use.	What is considered suitable on the site? Residential			Site is considered suitable for development ✓		
				How many homes could be provided? 201	46dpha			Site is considered potentially suitable for development	
				How many jobs could the site provide for?				Site is not considered suitable for development	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion Site is considered developable with careful design as in prominent location and has wildlife designation that need to be considered			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
					Medium Impact - mitigation required				Site is considered potentially suitable for development
					High Impact - significant mitigation required				Site is not considered suitable for development

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.	
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		No significant issues identified.		Is there road capacity for site traffic generation?		Car parking? Location of access to be established	
				Is there water and sewerage capacity for site requirements?			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required	High Impact - significant mitigation required	Zero/Low Impact - no or minimal mitigation required	High Impact - significant mitigation required
				Medium Impact - mitigation required	Medium Impact - mitigation required		
				High Impact - significant mitigation required	High Impact - significant mitigation required		
				High Impact - significant mitigation required	High Impact - significant mitigation required		
				High Impact - significant mitigation required	High Impact - significant mitigation required		
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.		What is considered suitable on the site?	Residential	Site is considered suitable for development	Site is not considered suitable for development
				How many homes could be provided?	20		
				How many jobs could the site provide for?	286dpha		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site Appraisal Conclusion			
Zero/Low Impact - no or minimal mitigation required				Site is considered potentially suitable for development			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site is considered suitable for development			


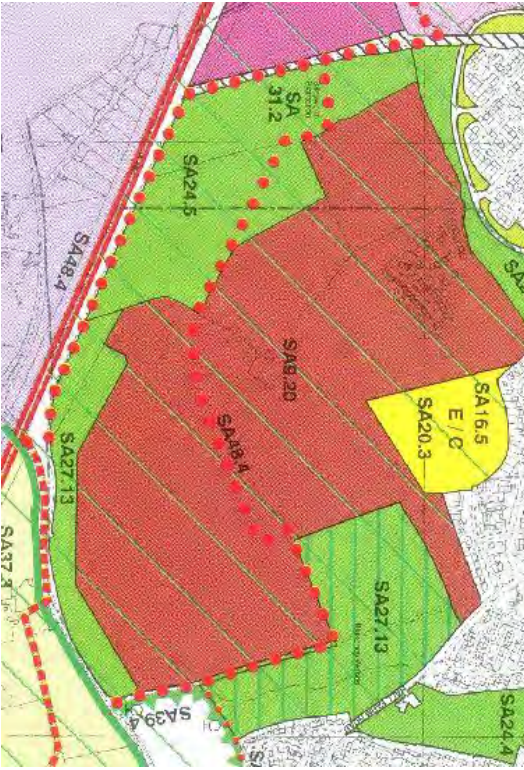
SLR Ref:		Site Area: 0.17ha		Site Location: 8-12 Murton Street, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100 <input checked="" type="checkbox"/> Greenfield % 0 <input type="checkbox"/>			
SHLAA Ref: 68						Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/> Open countryside? <input type="checkbox"/>					
Present Land Use: Office and club		Adjacent Uses: Car park / commercial		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>		Impact <input type="checkbox"/> No impact <input type="checkbox"/>			
Site Photos				UDP Designations Map				Alteration No.2 Designations Map							
															
				Key Designations: Alteration No.2 SA55B.1 Sunnyside development mixed use, high quality environment				Cumulative Impact Assessment							
				UDP EN10 White Land				<ul style="list-style-type: none"> Subject to Habitats Regulations Assessment 							
Adjacent Designations:				<ul style="list-style-type: none"> Employment Commercial Car parking 											
Landscape and Townscape				No significant issues identified.				Biodiversity							
Category 1: Significant Constraints		Grade 1 Agricultural Land				Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>					
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)							
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)							
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?							
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Wildlife Site (LWS)							
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)							
								Are there any known UK protected species/habitats on or adjacent to the site?							
								Wildlife Corridor							
								Would the development of the site impact upon the connectivity of habitats?		No.					
										Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).					
										Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required	
										<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	

Historic Environment and Culture				Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Within wider settings of Mowbray Park Registered Historic Park and Garden, Sunnyside Conservation Area and listed buildings in Tavistock Place and Tatham Street.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.	Category 1: Significant Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	No change	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor			
	Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)							No significant issues identified.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In a highly accessible location	No change
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 17 1000dpha How many jobs could the site provide for? Site Appraisal Conclusion Site is considered suitable for development. Previous outline applications have been approved but never implemented.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
Ground Conditions & Contamination				Suitability and Deliverability						
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	Site Appraisal Conclusion Site is considered suitable for development. Previous outline applications have been approved but never implemented.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		

SLR Ref: SHLAA Ref: 77		Site Area: 1.62ha		Site Location: Holmeside, Sunderland		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Brownfield %		100		Greenfield %		0	
Present Land Use: Vacant land / commercial Adjacent Uses: Retail / commercial / railway		Site appraised for: Mixed use		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/> Open countryside? <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>		Impact <input 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. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
				Key Designations: Alteration No.2 SA55A.1 Holmeside mixed use development (retail / housing / cafes / drinking establishments / assembly and leisure)				Adjacent Designations: <ul style="list-style-type: none"> Commercial Retail Food and drink College site 				Cumulative Impact <ul style="list-style-type: none"> Subject to Habitats Regulations Assessment 			
Landscape and Townscape Category 1: Grade I Agricultural Land Ancient Woodland				The site lies within the City Centre, which is regarded as higher landscape and historic value.				Biodiversity Category 1: Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) <input checked="" type="checkbox"/>				Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).			
Category 2: Area of High Landscape Value or Significance Tree Preservation Order (TPO)				<input checked="" type="checkbox"/>				Adverse impact on Local Nature Reserve (LNR) <input type="checkbox"/>				<input type="checkbox"/>			
Grade 2 or 3a Agricultural Land				<input type="checkbox"/>				Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/>				<input type="checkbox"/>			
Area of Significant Historic Landscape				<input checked="" type="checkbox"/>				Adverse impact on Local Geodiversity Site (LGS) <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"/>			
Would the development of the site impact upon the connectivity of habitats?				No.				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>			



SLR Ref:		Site Area: 4.59ha		Site Location: Farringdon Row Phase 2-4, Sunderland		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		70		Greenfield %		30			
SHLAA Ref: 78								Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>					
Present Land Use: Vacant land				Site appraised for: Mixed use				Is the site in the Green Belt?				Would development on this site impact upon the five purposes of the Green Belt?					
Adjacent Uses: Employment/ commercial/greenspace								YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>					
Site Photos				UDP Designations Map				Alteration No.2 Designations Map				2. Safeguard the countryside from further encroachment? <input type="checkbox"/>					
												3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmooor? <input type="checkbox"/>					
Key Designations: Alteration No.2 SA55A.2 Residential and employment-led mixed use development on Vaux site.				Adjacent Designations:				Cumulative Impact				4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>					
				<ul style="list-style-type: none"> • Employment • Riverside • Vacant land • Greenspace 				<ul style="list-style-type: none"> • Subject to Habitats Regulations Assessment • Within Critical Drainage Area 				5. Assist in the regeneration of the urban area? <input type="checkbox"/>					
UDP CN23 Wildlife Corridors												Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. <input type="checkbox"/>					
Landscape and Townscape								Biodiversity									
Category 1: Significant Constraints		Grade I Agricultural Land		The sites lies within the River Wear Gorge, an area considered to be of higher landscape value, with significant historic value.				Category 1: Significant Constraints		Adverse impact on European sites [Bamarr Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). The site also forms part of the strategic wildlife corridor along the River Wear and partly incorporates Wearmouth Riverside Local Wildlife Site (LWS).			
		Ancient Woodland								Adverse impact on Site of Special Scientific Interest (SSSI)							
Category 2: Constraints		Area of High Landscape Value or Significance						<input checked="" type="checkbox"/>		Adverse impact on Local Nature Reserve (LNR)							
		Tree Preservation Order (TPO)								Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>					
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required							
		Area of Significant Historic Landscape		<input checked="" type="checkbox"/>		Are there any known UK protected species/habitats on or adjacent to the site?				Medium Impact - mitigation required							
						Wildlife Corridor		<input checked="" type="checkbox"/>		High Impact – significant mitigation required							
						Would the development of the site impact upon the connectivity of habitats?		Yes		<input checked="" type="checkbox"/>							

Historic Environment and Culture			Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Yes, original coal staitnes dating back to 1820's	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site partly provides amenity and natural greenspace associated with Festival Park and the riverside walkway. This forms part of the River Wear strategic Green Infrastructure corridor.	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	
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
				Medium Impact - mitigation required	High Impact – significant mitigation required	
Flooding			Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area and contains a small area of land affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In an accessible location	Junctions on Trimdon Street / Silksworth Row to be redesigned as part of SSTC3.	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	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Mixed uses 226 66dpha	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
				Medium Impact - mitigation required	High Impact – significant mitigation required	
Ground Conditions & Contamination			Site Appraisal Conclusion			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Flat plateau areas and steep cliffs. Possible contamination from past industrial uses. Partly landfilled. Pylons affect part of the site.	Site suitable for development provided that significant issues can be resolved	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Category 1: Significant Constraints 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	
				Medium Impact - mitigation required	High Impact – significant mitigation required	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
				Medium Impact - mitigation required	High Impact – significant mitigation required	



SLR Ref: SHLAA Ref: 81		Site Area: 36.50ha		Site Location: Chapelgarth, Doxford Park			YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield % 0 Greenfield % 100				
Present Land Use: Farmland Adjacent Uses: Housing, employment, greenspace		Site appraised for: Residential		Is the site in the Green Belt?			YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input type="checkbox"/> Urban fringe? <input checked="" type="checkbox"/> Open countryside? <input type="checkbox"/>				
				Key Designations: UDP SA9.20 New housing sites SA24.5 New outdoor sport SA31.2 New allotments CN15 Great North Forest			Adjacent Designations: <ul style="list-style-type: none"> • Employment • Residential • Woodland / Local Wildlife Site • Dual carriageway • School 			Green Belt Separation 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourne Moor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his 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"/>	
Landscape and Townscape Category 1: Grade I Agricultural Land Ancient Woodland <input checked="" type="checkbox"/> Category 2: Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land <input checked="" type="checkbox"/> Area of Significant Historic Landscape		Most of the land has been identified as Grade 2 or Grade 3A agricultural land. Bounds Blakeney Woods LWS- Ancient-Semi-Natural Woodland.			Cumulative Impact <ul style="list-style-type: none"> • Subject to Habitats Regulations Assessment • Within Critical Drainage Area • School capacity 			Biodiversity Category 1: Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/> Are there any known UK protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/> Adverse impact on Local Geodiversity Site (LGS) Adverse impact on Local Wildlife Site (LWS) <input checked="" type="checkbox"/> Category 2: 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"/> Adverse impact on Local Wildlife Site (LWS) <input checked="" type="checkbox"/> Would the development of the site impact upon the connectivity of habitats? <input checked="" type="checkbox"/> Yes		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site lies in proximity to ponds, and forms part of a strategic wildlife corridor linking the coast inland towards Houghton and Hetton. Lies adjacent to Blakeney Woods LWS (Ancient Semi-Natural Woodland). There is evidence of priority species in the area, and ancient hedgerows on site.		Impact <input type="checkbox"/> No impact <input type="checkbox"/>	
Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land <input checked="" type="checkbox"/> 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"/>					


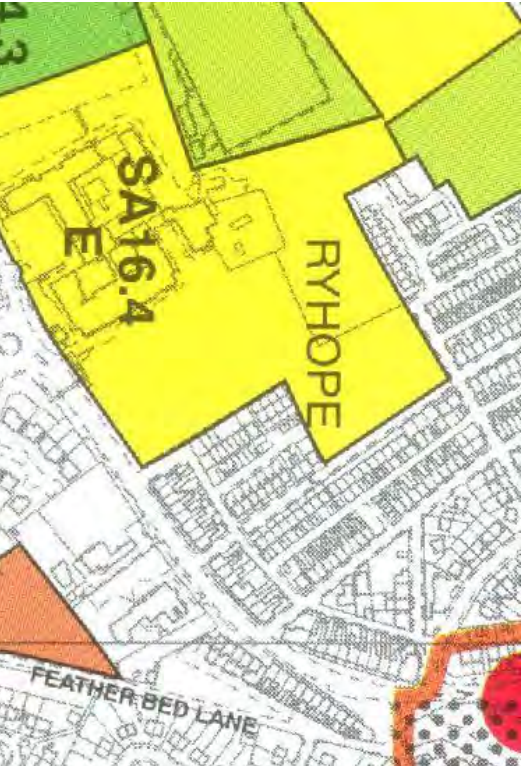
Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Abounds the alignment of the former Hetton Colliery Railway, which dates back to 1822. Site of a farmstead.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms part of a strategic Green Infrastructure corridor linking Houghton to Cherry Knowle Dene and the coast.	Category 1: Significant Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Category 2: Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Local services provided at Doxford Park and Silksworth			
Flooding The site lies within a Critical Drainage Area and Source Protection Zone, and contains pockets of 1:30 incidence surface water flooding.				Planning application has been submitted- full impact on local highways still to be resolved. Highways England concern on impact to A19/A690 junction. The SSGA area is projected to yield circa 650 – 730 primary aged children. Proposals exist to expand two existing schools and to create a new two form entry school to meet the needs of this area development.			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
							<input checked="" type="checkbox"/>
Ground Conditions & Contamination							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.				Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 650 28dpha How many jobs could the site provide for?		
	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site Appraisal Conclusion Site is considered suitable for development. Planning application has been submitted, though there are a number of issues that need to be resolved		
<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered suitable for development			
				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site lies on the edge of a Green Infrastructure corridor, which effectively follows the adjacent former railway cutting.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Part of the site is affected by 1:100 incidence surface water flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In an accessible location	Access from the north
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
Ground Conditions & Contamination		Suitability and Deliverability	
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Probable contamination from scrap yards and garages.	What is considered suitable on the site? Residential How many homes could be provided? 32 How many jobs could the site provide for? 46dpha	Site Appraisal Conclusion Potentially suitable for development
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development



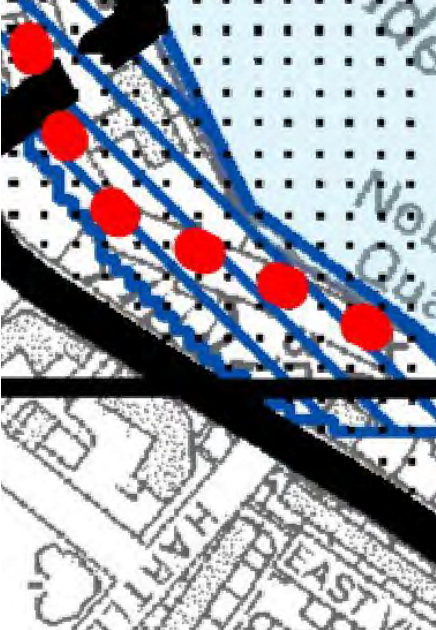
SLR Ref: SHLAA Ref: 118		Site Area: 0.78ha		Site Location: Belford House, Ashcroft & Belford Close, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0			
Present Land Use: Vacant land		Adjacent Uses: Housing and school		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		Impact <input type="checkbox"/>		No impact <input type="checkbox"/>	
Site Photos				Designations Map				Green Belt Separation				<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>									
								Cumulative Impact				<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area 									
Key Designations:				Adjacent Designations:				Biodiversity				<p>Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Priority habitats present on site.</p>									
<ul style="list-style-type: none"> UDP EN10 White Land L1/7/9 Open space SA35 Conservation Area 				<ul style="list-style-type: none"> Residential School Playing fields 				<p>Category 1: Significant Constraints</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?</p>				<p><input checked="" type="checkbox"/></p>									
Category 1: Significant Constraints				<p>Grade I Agricultural Land</p> <p>Ancient Woodland</p>				<p>Category 1: Significant Constraints</p> <p>Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</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><input type="checkbox"/></p>									
Category 2: Constraints				<p>Area of High Landscape Value or Significance</p> <p>Tree Preservation Order (TPO)</p> <p>Grade 2 or 3a Agricultural Land</p>				<p>Category 2: Constraints</p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p>				<p><input checked="" type="checkbox"/></p>									
<p>Area of Significant Historic Landscape</p>				<p>Zero/Low Impact - no or minimal mitigation required</p>				<p>Medium Impact - mitigation required</p>				<p>High Impact - significant mitigation required</p>									
<p>Would the development of the site impact upon the connectivity of habitats?</p>				<p>No.</p>				<p>Zero/Low Impact - no or minimal mitigation required</p>				<p>High Impact - significant mitigation required</p>									

Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Yes, the site adjoins and includes a small part of The Cedars Conservation Area.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site falls within a Green Infrastructure corridor through Ashbrooke.					
				Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>								
Flooding				Infrastructure and Services					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site partly lies within a Critical Drainage Area.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			Access from the north			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	In an accessible location			Zero/Low Impact - no or minimal mitigation required	
					<input checked="" type="checkbox"/>				
	<input checked="" type="checkbox"/>								
Ground Conditions & Contamination				Suitability and Deliverability					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?			Residential 8 11dpha			
			Site Appraisal Conclusion	Site suitable for development			Site is considered suitable for development		
				Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered suitable for development	
	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>							
				Site is not considered suitable for development					



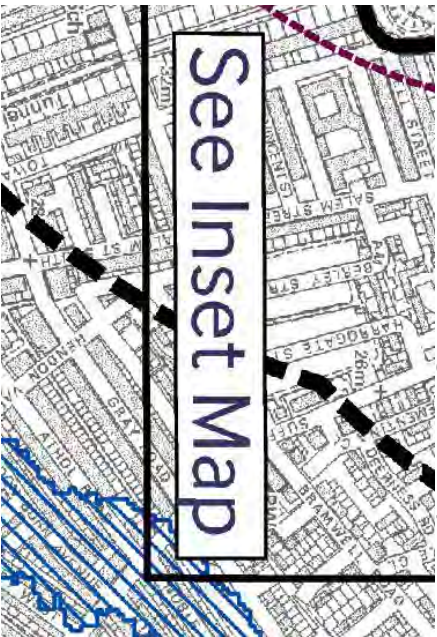


SLR Ref: SHLAA Ref: 152		Site Area: 3.76ha		Site Location: (North of) Burdon Village, Sunderland		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield %		0		Greenfield %		100		Open countryside? <input checked="" type="checkbox"/>													
Present Land Use: Agriculture and housing Adjacent Uses: Agriculture and housing				Site appraised for: Residential				Is the site in a Settlement Break?				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Would development on this site impact upon the five purposes of the Green Belt?															
Site Photos 				Designations Map 				Green Belt Separation In terms of core Green Belt purpose, this Field helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms a key part of a wildlife and green infrastructure corridor and is in close proximity to the European protected coast. It adjoins the historic hamlet of Burdon Village.				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"/>			
Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest				Adjacent Designations: • Agriculture • Proposed Conservation Area • Residential				Cumulative Impact • Subject to Habitats Regulations Assessment • School capacity				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required							
Landscape and Townscape				Agricultural land quality unknown, but higher quality land nearby.				Biodiversity				Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). The site lies in proximity to ponds and bat roosts, and forms part of a strategic wildlife corridor linking the coast inland towards Houghton and Hetton. Hedgerows and trees provide important features in agricultural landscape and potential for birds breeding/wintering.				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required							
Category 1: Significant Constraints		Grade I Agricultural Land				Category 1: Significant Constraints		Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>																					
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)																							
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)																							
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>																					
		Grade 2 or 3a Agricultural Land		?		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)																							
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)																							
								Are there any known UK protected species/habitats on or adjacent to the site?																							
								Wildlife Corridor		<input checked="" type="checkbox"/>																					
								Would the development of the site impact upon the connectivity of habitats?		<input checked="" type="checkbox"/>																					

SLR Ref: SHLAA Ref: 156		Site Area: 1.25ha		Site Location: Former Ryhope School site, Stockton Road, Ryhope, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		100	
Present Land Use: Amenity greenspace Adjacent Uses: Housing		Site Photos 		Site appraised for: Residential		Designations Map 		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/>		Impact	
Key Designations: UDP SA16.4 Educational purposes		Adjacent Designations: • Residential • Greenspace		Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • School capacity		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 Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact	
Landscape and Townscape		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		No significant issues identified.		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required	
Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Would the development of the site impact upon the connectivity of habitats? No.		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required	

Historic Environment and Culture				Green Infrastructure										
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site provides amenity greenspace for the area.								
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)		Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Flooding				Infrastructure and Services										
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Source Protection Zone and is partly affected by 1:100 surface water flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In accessible location.		Developer may have to contribute to improvements to adjacent roundabout. The SSGA area is projected to yield circa 650 – 730 primary aged children. Proposals exist to expand two existing schools and to create a new two form entry school to meet the needs of this area development.								
								Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required				
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone														
Ground Conditions & Contamination														
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.		Suitability and Deliverability										
				What is considered suitable on the site? Residential		How many homes could be provided? 28		How many jobs could the site provide for? 25dpha						
				Site Appraisal Conclusion				Potentially suitable for development	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Zero/Low Impact - no or minimal mitigation required										
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Zero/Low Impact - no or minimal mitigation required										


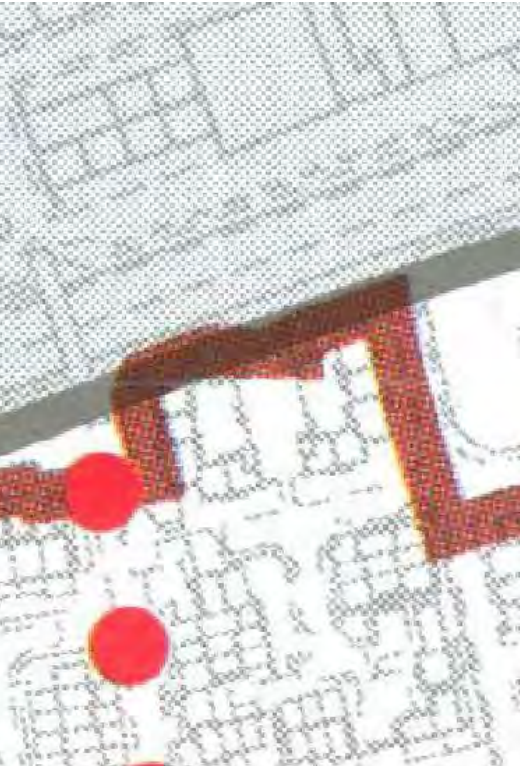

SLR Ref:		Site Area: 0.28ha		Site Location: Land at High St East (near Corporation Quay), Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		100					
SHLAA Ref: 162						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input checked="" type="checkbox"/> Urban fringe?		<input type="checkbox"/> Greenfield? <input type="checkbox"/> Open countryside?		<input type="checkbox"/> Impact <input type="checkbox"/> No impact					
Present Land Use: Amenity greenspace Adjacent Uses: Commercial / residential				Site appraised for: Residential				Is the site in a Settlement Break?		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.							
Site Photos 				UDP Designations Map 				Alteration No.2 Designations Map 									
				Key Designations: Alteration No.2 NA28A World Heritage Site Setting. Flood Risk Zone UDP EN10 White Land CN23 Wildlife Corridors				Adjacent Designations: <ul style="list-style-type: none"> Residential Riverside Commercial Fish Quay 									
Landscape and Townscape				Biodiversity													
Category 1: Significant Constraints		Grade 1 Agricultural Land Ancient Woodland		The site lies within the River Wear Gorge and historic East End- both areas are regarded as higher landscape and historic value.				Category 1: Significant Constraints		Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Geodiversity Site (LWS) Adverse impact on Local Wildlife Site (LWS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		<input checked="" type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). The site also forms part of the strategic wildlife corridor along the River Wear.			
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land						Category 2: Constraints		<input type="checkbox"/>							
										<input type="checkbox"/>							
										<input checked="" type="checkbox"/>							
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>					
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>					
				Would the development of the site impact upon the connectivity of habitats?				Yes		<input checked="" type="checkbox"/>							

Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input checked="" type="checkbox"/>	Does the site have any historical or archaeological significance? The site forms part of the historic East End Riverside, is part of the Old Sunderland Riverside Conservation Area, and falls within the setting of grade 1 listed St Peter's Church / remains Monkwearmouth Anglo Saxon Monastery Scheduled Ancient Monument and grade II listed buildings on Low Row and High Street East.	
	<input checked="" type="checkbox"/>	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site provides amenity greenspace along the riverside and forms part of the River Wear Green Infrastructure corridor.
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	Is the proposed development site designated as open space or playing fields? Yes, whole site provides amenity greenspace	<input checked="" type="checkbox"/>
Flooding		Infrastructure and Services	
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Source Protection Zone. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? <input type="checkbox"/>
	<input checked="" type="checkbox"/>	Is there water and sewerage capacity for site requirements? <input type="checkbox"/>	Access and gradient. Redevelopment of Port.
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Is there education/community/health facility capacity for site requirements? <input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Services provided in City Centre	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	Suitability and Deliverability	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	What is considered suitable on the site? Residential	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	How many homes could be provided? 14	How many jobs could the site provide for? 50dppha
Ground Conditions & Contamination		Site Appraisal Conclusion	
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>	Site is potentially suitable for development.	Site is considered suitable for development.
	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Site is considered suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	Medium Impact - mitigation required	Site is considered potentially suitable for development
	<input checked="" type="checkbox"/>	High Impact – significant mitigation required	Site is not considered suitable for development
	<input checked="" type="checkbox"/>	High Impact – significant mitigation required	<input checked="" type="checkbox"/>



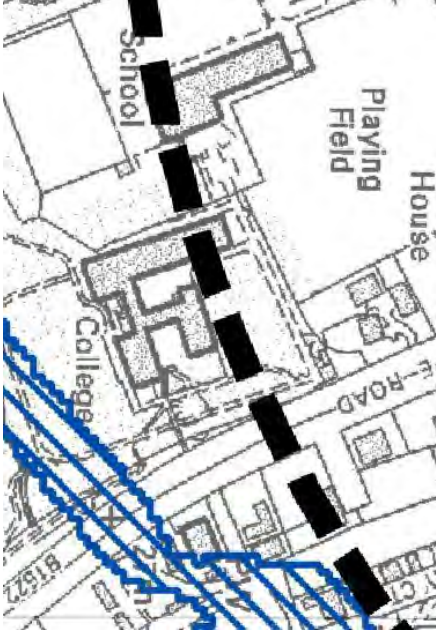
SLR Ref: SHLAA Ref: 163		Site Area: 3.48ha		Site Location: Amberley Street and Harrogate Street, Hendon, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?			
Present Land Use: Vacant land / amenity greenspace Adjacent Uses: Housing		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		100 <input type="checkbox"/>		Greenfield % <input type="checkbox"/>			
Site Photos 				UDP Designations Map 				Alteration No.2 Designations Map 				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/> <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.			
Key Designations: UDP SA12.3 Environmental improvements to older housing areas. EN10 White Land				Adjacent Designations: • Residential				Cumulative Impact • Subject to Habitats Regulations Assessment • Within Critical Drainage Area				Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).			
Landscape and Townscape															
Category 1: Significant Constraints			Grade I Agricultural Land			No significant issues identified.			Category 1: Significant Constraints			Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]			
			Ancient Woodland									Adverse impact on Site of Special Scientific Interest (SSSI)			
Category 2: Constraints			Area of High Landscape Value or Significance									Adverse impact on Local Nature Reserve (LNR)			
			Tree Preservation Order (TPO)									Are there any known European protected species/habitats on or adjacent to the site?			
			Grade 2 or 3a Agricultural Land									Adverse impact on Local Wildlife Site (LWS)			
			Area of Significant Historic Landscape									Adverse impact on Local Geodiversity Site (LGS)			
												Are there any known UK protected species/habitats on or adjacent to the site?			
												Wildlife Corridor			
												Would the development of the site impact upon the connectivity of habitats?			
												No.			
Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required				Zero/Low Impact - no or minimal mitigation required			
															

Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site provides amenity greenspace.	Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	
											Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
Flooding											
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In an accessible location	Existing access	Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	
											Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone
Ground Conditions & Contamination											
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 115 44dpha	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Site Appraisal Conclusion Site potentially suitable for development	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development



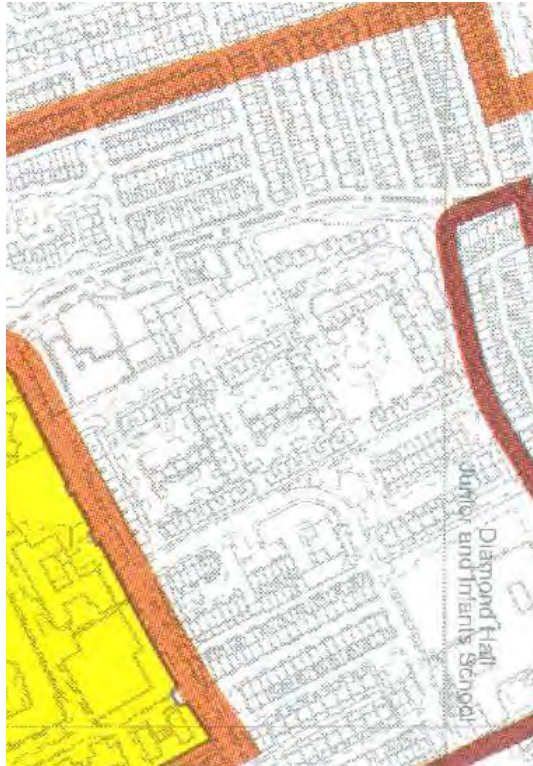
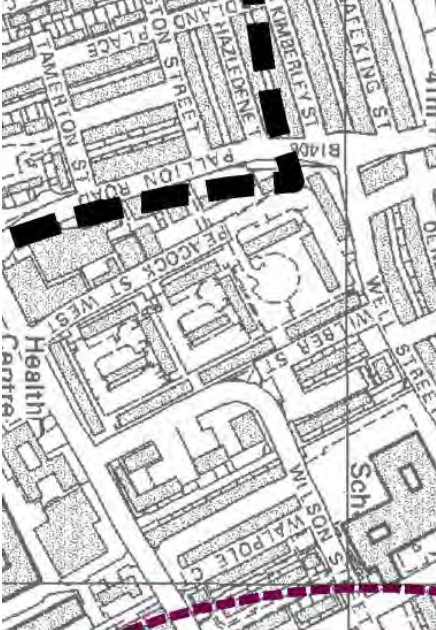
Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? Yes, the site lies within Old Sunderland Riverside Conservation Area and with setting of the grade I listed St Peters Church / Monkwearmouth Anglo Saxon Monastery Scheduled Ancient Monument, grade II listed Wearmouth Bridge and grade II listed buildings along High Street West and East.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard				The site forms part of the River Wear strategic Green Infrastructure corridor. Part of the site provides natural greenspace.
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	✓	Zero/Low Impact - no or minimal mitigation required
	✓						
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	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? In an accessible location		SSTCS - Potential noise attenuation. Access and gradient.
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Residential 45 83dpha	Site is considered suitable for development
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	Terraced site. No significant issues identified.	Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	Site potentially suitable for development if issues can be resolved.	Site is not considered suitable for development
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	Site potentially suitable for development if issues can be resolved.	Site is not considered suitable for development	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	Site potentially suitable for development if issues can be resolved.	Site is not considered suitable for development	

SLR Ref:		Site Area: 0.30ha		Site Location: Former Covent Garden Garth, Coronation Street, Sunderland		YES <input type="checkbox"/>		Brownfield %		100		Greenfield %		0			
SHLAA Ref: 169						NO <input checked="" type="checkbox"/>		Urban?		Urban fringe?		Open countryside?					
Present Land Use: Vacant / amenity greenspace				Site appraised for: Residential				Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact					
Adjacent Uses: Housing / employment								1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>		<input type="checkbox"/>					
Site Photos				UDP Designations Map				Alteration No.2 Designations Map				2. Safeguard the countryside from further encroachment?		<input type="checkbox"/>		<input type="checkbox"/>	
				Key Designations: UDP SA13 Improvements to residential environment of East End EN10 White Land.		Adjacent Designations:		Cumulative Impact		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.		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"/>	
						<ul style="list-style-type: none">ResidentialCommercialEmployment		<ul style="list-style-type: none">Subject to Habitats Regulations Assessment		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"/>			
Landscape and Townscape				Biodiversity													
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.		Category 1: Significant Constraints		Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).					
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?									
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)									
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)									
								Are there any known UK protected species/habitats on or adjacent to the site?									
								Wildlife Corridor									
								Would the development of the site impact upon the connectivity of habitats?		No.							
												Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
												<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			


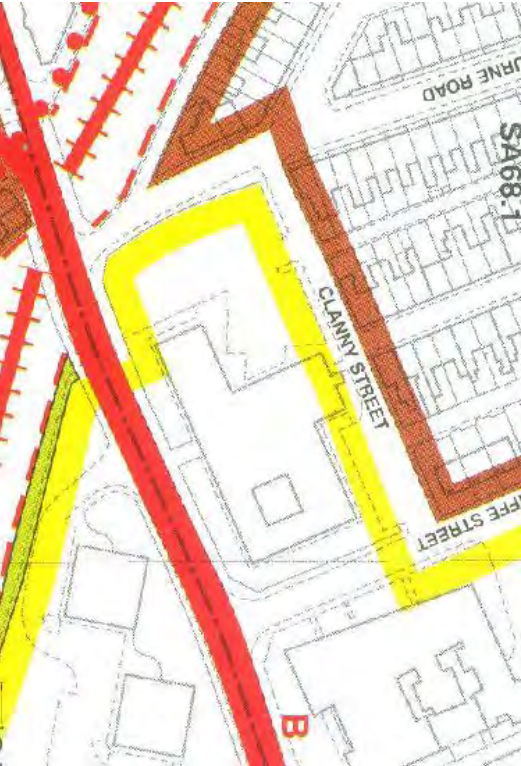
Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Former East End Garth. Lies within the historic village boundary of the East End.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			The site provides amenity greenspace.				
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required		
Flooding				Infrastructure and Services							
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within the Source Protection Zone. Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In a highly accessible location	Potential access from numerous locations				
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In a highly accessible location	Potential access from numerous locations				
Ground Conditions & Contamination				Suitability and Deliverability							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 12 40dpha				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Site potentially suitable for development	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Site potentially suitable for development	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			

SLR Ref: SHLAA Ref: 183		Site Area: 1.08ha		Site Location: Ashburn House, Ryhope Road, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		0	
Present Land Use: Former University building		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		100		Urban fringe? <input type="checkbox"/>	
Adjacent Uses: Housing/greenspace/school		Site Photos 		UDP Designations Map 		Alteration No.2 Designations Map 		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact	
Key Designations: UDP SA7.2 Reg Vardy Arts Foundation Gallery EN10 White Land		Adjacent Designations:		Cumulative Impact Assessment		<ul style="list-style-type: none"> • Subject to Habitats Regulations Assessment • Within Critical Drainage Area 		1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>		<input type="checkbox"/>	
Category 1: Significant Constraints		Grade I Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites [Bamarr Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		2. Safeguard the countryside from further encroachment?		<input type="checkbox"/>		<input type="checkbox"/>	
Category 2: Constraints		Area of High Landscape Value or Significance		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		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"/>	
		Tree Preservation Order (TPO)		Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Geodiversity Site (LGS)		4. Preserve the special & separate characteristics of historic settlements?		<input type="checkbox"/>		<input type="checkbox"/>	
		Grade 2 or 3a Agricultural Land		Are there any known UK protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		5. Assist in the regeneration of the urban area?		<input type="checkbox"/>		<input type="checkbox"/>	
		Area of Significant Historic Landscape		Wildlife Corridor		Adverse impact on Local Geodiversity Site (LGS)		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"/>	
				Would the development of the site impact upon the connectivity of habitats?		No.				<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"/>		<input checked="" type="checkbox"/>	
				The site lies within Ashbrooke, which is regarded as an area of higher landscape value.		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	


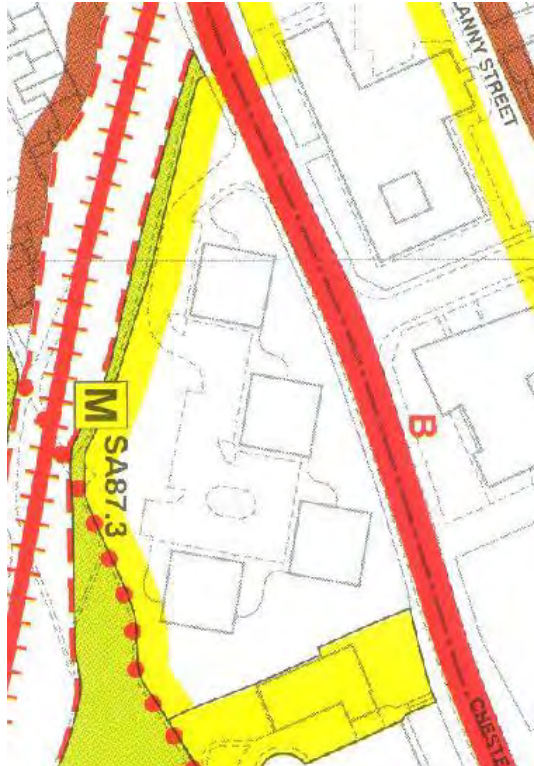
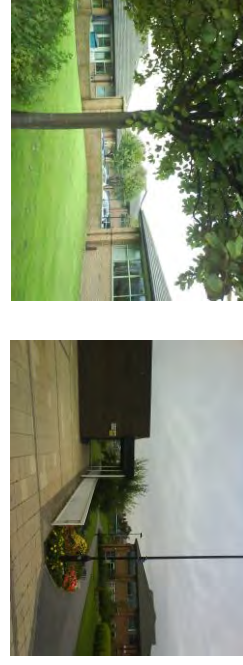
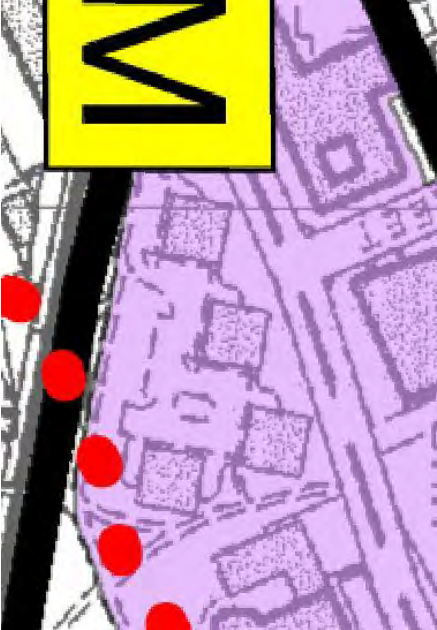
Historic Environment and Culture		Green Infrastructure			
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? Site contains Ashburn House Grade II listed building, building (and gardens) dates back to 1830's. Surrounded by land within Ashbrooke Conservation Area.	Category 1: Significant Constraints		The site contains mature trees and lies within a Green Infrastructure corridor that seeks to link Mowbray Park, Backhouse Park and Turnstall Hills.
	World Heritage Site & Setting (+ candidate)		Historic Park or Garden (EH List)	Village Green	
Category 2: Constraints	Grade I/Grade II* Listed Building/Structure	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Cemetery / Churchyard		
	Grade II listed Building/Structure		Public Open Space/Playing Field/Play Area		
Category 1: Significant Constraints	Archaeological Site (Known & potential)	Category 2: Constraints Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Is the proposed development site designated as open space or playing fields?	No.	<input checked="" type="checkbox"/>
	Conservation Area				
Flooding		Infrastructure and Services			
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Is there road capacity for site traffic generation?			
	Flood Risk Zone 3A (High Vulnerability)	Is there water and sewerage capacity for site requirements?			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Is there education/community/health facility capacity for site requirements?			
	Groundwater Flooding	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			
	Surface Water Flooding – % of land within 1 in 30 incidence (high)	Within an accessible location			
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)				
Ground Conditions & Contamination Site Topography		Suitability and Deliverability What is considered suitable on the site? Residential			Existing access may need improving
Predominantly Flat Gentle Slope Undulating Steep Slope		How many homes could be provided? 10			10dppha
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)		Site Appraisal Conclusion Site considered suitable for development if access, wildlife and historic environment can be resolved.			Site is considered suitable for development <input checked="" type="checkbox"/>
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		How many jobs could the site provide for?			
		Site is considered potentially suitable for development <input checked="" type="checkbox"/>			Site is not considered suitable for development

SLR Ref: SHLAA Ref: 188		Site Area: 2.44ha		Site Location: Clanny House, Peacock St West, Pallion, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		0			
Present Land Use: Student halls of residence		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		100		Greenfield %			
Adjacent Uses: Housing		Site Photos		Key Designations: UDP EN10 White Land SA10.1 Maximise greenspace within potential redevelopment		Cumulative Impact		Urban fringe? <input type="checkbox"/>		Impact		Open countryside? <input type="checkbox"/>			
								Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact <input type="checkbox"/> No impact <input type="checkbox"/>		No impact <input type="checkbox"/>			
Landscape and Townscape		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 Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)		Would the development of the site impact upon the connectivity of habitats? No. <input type="checkbox"/>		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>	
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		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"/>		Medium Impact - mitigation required <input checked="" type="checkbox"/>		High Impact - significant mitigation required <input type="checkbox"/>			





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

SLR Ref:		Site Area: 0.57ha		Site Location: Forster Building, University of Sunderland, Chester Road, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		0	
SHLAA Ref: 189						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input checked="" type="checkbox"/> Urban fringe?		<input type="checkbox"/> Open countryside?			
Present Land Use: University building				Adjacent Uses: Housing and University buildings				Is the site in a Settlement Break?					
				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>					
Site Photos				UDP Designations Map				2. Safeguard the countryside from further encroachment? <input type="checkbox"/>					
								3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/>					
				Key Designations:				4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>					
				Alteration No.2 SA55B.3 Growth of University Campus (assembly and leisure, non-res institutions, business, student accom. UDP CF7 Existing University Premises.				5. Assist in the regeneration of the urban area? <input type="checkbox"/>					
				Adjacent Designations:				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.					
				<ul style="list-style-type: none"> University Residential Railway 				Cumulative impact <ul style="list-style-type: none"> Subject to Habitats Regulations Assessment Within Critical Drainage Area 					
Landscape and Townscape						Biodiversity							
Category 1: Significant Constraints		Grade I Agricultural Land		The site lies within the City Centre, which is regarded as an area of higher landscape value.		Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		✓		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).	
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)					
Category 2: Constraints		Area of High Landscape Value or Significance				✓		Adverse impact on Local Nature Reserve (LNR)					
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?					
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)					
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)					
		Zero/Low Impact - no or minimal mitigation required						Are there any known UK protected species/habitats on or adjacent to the site?					
		Medium Impact - mitigation required		✓				Wildlife Corridor					
		High Impact - significant mitigation required						Would the development of the site impact upon the connectivity of habitats?		No.			


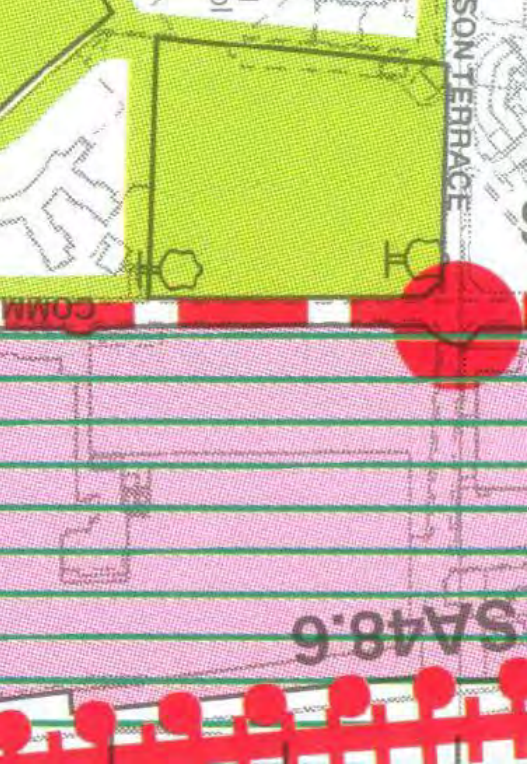
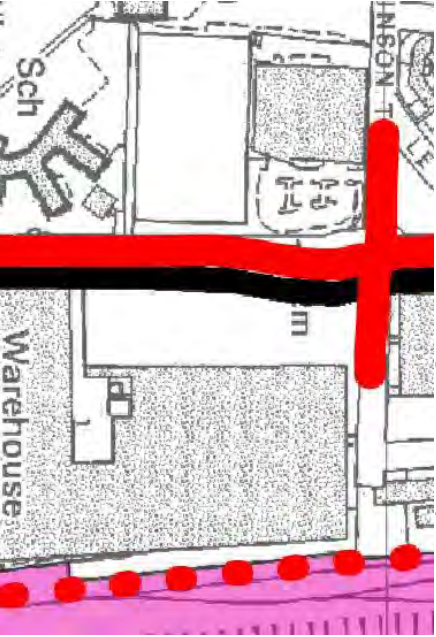


Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site contains a portion of amenity greenspace (verge).	
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Only one vehicular access from Clanny Street. There are concerns about the air quality and noise quality as well as the cumulative effect of traffic congestion on Chester Road	
Ground Conditions & Contamination							
Site Topography	Predominantly Flat	✓	No significant issues identified.				
	Gentle Slope						
	Undulating						
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required				
	Electricity Pylon (+ 10m buffer zone)		Medium Impact - mitigation required				
Category 2: Constraints	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)		Potentially suitable for development if access issues can be resolved				
Site Appraisal Conclusion				Suitability and Deliverability			
What is considered suitable on the site?		Residential	Site is considered suitable for development				
How many homes could be provided?		26	Site is considered potentially suitable for development				
How many jobs could the site provide for?		51dpha	Site is not considered suitable for development				

SLR Ref:		Site Area: 0.67ha		Site Location: Technology Park, Sunderland		YES <input type="checkbox"/>		Brownfield %		100		Greenfield %		0	
SHLAA Ref: 190				University, Chester Road, Sunderland		NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>			
Present Land Use: University building Adjacent Uses: University / Metro / greenspace				Site appraised for: Residential				Is the site in the Green Belt? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Would development on this site impact upon the five purposes of the Green Belt?			
Site Photos 				UDP Designations Map 				Is the site in a Settlement Break? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>			
				Key Designations: Alteration No.2 SA55B.3 Growth of University Campus (assembly and leisure, non-res institutions, business, student accom. UDP CF7 Existing University Premises.				Cumulative impact • Subject to Habitats Regulations Assessment • Within Critical Drainage Area				2. Safeguard the countryside from further encroachment? <input type="checkbox"/>			
Adjacent Designations: • University • Railway • Greenspace				Alteration No.2 Designations Map 				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				3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/>			
Landscape and Townscape				Biodiversity				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				4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>			
Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland				The site lies within the City Centre, which is regarded as an area of higher landscape value.				Would the development of the site impact upon the connectivity of habitats? No.				5. Assist in the regeneration of the urban area? <input type="checkbox"/>			
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								Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).				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"/>			
								Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required <input checked="" type="checkbox"/>			
								Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required <input checked="" type="checkbox"/>			
								Zero/Low Impact - no or minimal mitigation required				High Impact - significant mitigation required			



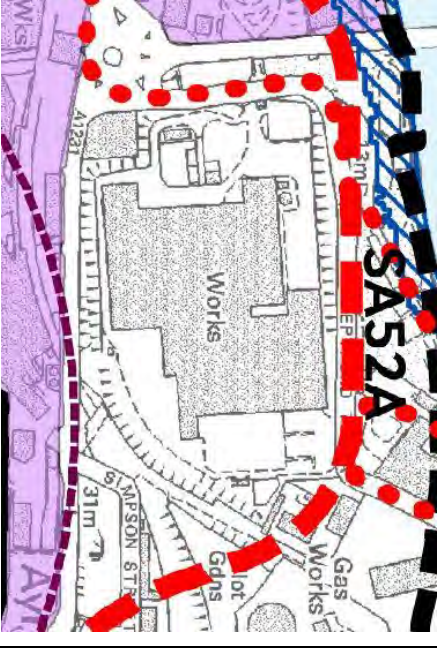
Historic Environment and Culture			Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.				
						Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor		
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area.	Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In accessible location	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required		
Ground Conditions & Contamination			Suitability and Deliverability						
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Terraced and sloping site.	Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	What is considered suitable on the site? Residential How many homes could be provided? 33 How many jobs could the site provide for? 55dpha	Site Appraisal Conclusion Potentially suitable for development if access issues can be resolved	Site is considered suitable for development	Site is considered potentially suitable for development ✓	Site is not considered suitable for development
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required					

SLR Ref:		Site Area: 0.40ha									
SHLAA Ref: 191											
Present Land Use: Educational / office facility		Site Location: Priestman Building, Sunderland University, 1-2 Green Terrace, Sunderland									
Adjacent Uses: Commercial buildings		Site appraised for: Residential									
Site Photos		UDP Designations Map		Is the site in the Green Belt?		Brownfield %		Impact			
				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> 100 Greenfield % 0 Urban fringe? <input type="checkbox"/> Open countryside? <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
				Is the site in a Settlement Break?		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
Key Designations: Alteration No.2 SA55B.2 food, drink and cultural opportunities.		Adjacent Designations:		Cumulative impact							
UDP CF7 Existing University Premises		<ul style="list-style-type: none"> University Commercial City Centre uses 		<ul style="list-style-type: none"> Subject to Habitats Regulations Assessment Within Critical Drainage Area 							
Landscape and Townscape				Biodiversity							
Category 1: Significant Constraints		Grade I Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites [Bramar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		✓		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).	
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)					
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)					
		Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?					
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)					
		Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)					
						Are there any known UK protected species/habitats on or adjacent to the site?					
						Wildlife Corridor					
						Would the development of the site impact upon the connectivity of habitats?		No.			
										Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required	




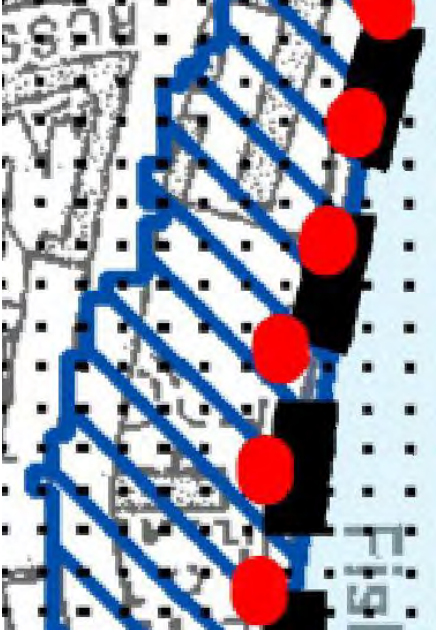
Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? Forms part of the Bishopwearmouth Conservation Area and site includes significant historic buildings of townscape importance. Also within settings of grade II listed buildings.. Local archaeological value / historic village.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	No significant issues identified.		
						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<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	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required		
						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Flooding							
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/> <input type="checkbox"/>	The site lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In highly accessible location	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Access from Green Terrace.		
						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input 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 type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<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 type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ground Conditions & Contamination							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 14 35dpha	Site potentially suitable for development.		
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>		
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>



SLR Ref:		Site Area: 0.93ha		Site Location: Land adjacent to Littlewoods Home Shopping Warehouse, Commercial Rd, Sunderland		YES <input type="checkbox"/>		Brownfield %		100		Greenfield %		0	
SHLAA Ref: 218						NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>			
Present Land Use: Car park						YES <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact			
Adjacent Uses: Employment / sport						NO <input checked="" type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>		<input type="checkbox"/>			
Site Photos				UDP Designations Map				Alteration No.2 Designations Map				<p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/></p> <p>4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>			
															
				Key Designations: UDP SA1.3 Employment areas to be retained CN23 Wildlife Corridors				Adjacent Designations:							
				<ul style="list-style-type: none"> • Employment land • Sports Centre • Dock railway 				Cumulative impact							
				<ul style="list-style-type: none"> • Subject to Habitats Regulations Assessment • Within Critical Drainage Area 											
Landscape and Townscape				Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.		Category 1: Significant Constraints		Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). The site also lies in close proximity to ponds and there is potential impact to nearby LWS.			
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)							
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)							
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>					
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>					
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)							
								Are there any known UK protected species/habitats on or adjacent to the site?							
								Wildlife Corridor							
								Would the development of the site impact upon the connectivity of habitats?		No.					
				Zero/Low Impact - no or minimal mitigation required 				Medium Impact - mitigation required				High Impact - significant mitigation required 			


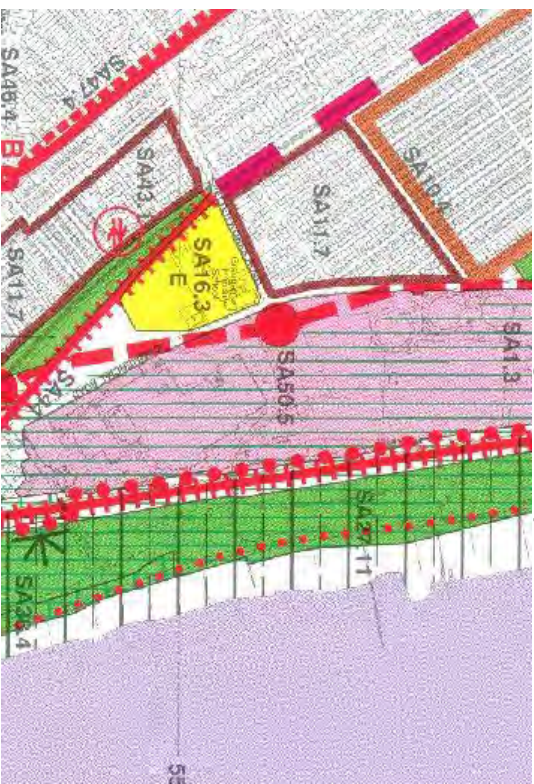

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In an accessible location		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Suitability and Deliverability What is considered suitable on the site? Employment How many homes could be provided? 23 27dpha How many jobs could the site provide for? Site Appraisal Conclusion Retain as employment land		
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			Within HSE middle blast zone from Port petroleum depot. Possible contamination from previous industrial uses.		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Zero/Low Impact - no or minimal mitigation required		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Medium Impact - mitigation required		
			High Impact – significant mitigation required		
			Zero/Low Impact - no or minimal mitigation required		
			Medium Impact - mitigation required		
			High Impact – significant mitigation required		
			Site is considered suitable for development		
			Site is considered potentially suitable for development		
			Site is not considered suitable for development		

SLR Ref:		Site Area: 6.36ha		Site Location: Deptford Road / Pallion new Road, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?	
SHLAA Ref: 224						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input checked="" type="checkbox"/> Urban fringe?		<input type="checkbox"/> 100 <input type="checkbox"/> Greenfield %		<input type="checkbox"/> 0 <input type="checkbox"/> Open countryside?	
Present Land Use: Industrial land				Adjacent Uses: Industrial / greenspace / housing				Site appraised for: Residential					
Site Photos				UDP Designations Map				Alteration No.2 Designations Map					
													
				Key Designations: UDP SA1.2 Retention of employment areas CN23 Wildlife Corridors Alteration No.2 SAS52A Land safeguarded for construction of Sunderland Strategic Transport Corridor (SSTC)				Adjacent Designations: <ul style="list-style-type: none"> • Employment land • Riverside / greenspace • Residential 					
Landscape and Townscape				Biodiversity									
Category 1: Significant Constraints		Grade 1 Agricultural Land		Lies within an area of historic and high landscape value along the River Wear.				Category 1: Significant Constraints		Adverse impact on European sites (Bamsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>	
		Ancient Woodland						Category 2: Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)			
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)					
		Tree Preservation Order (TPO)						Adverse impact on Local Wildlife Site (LWS)					
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Geodiversity Site (LGS)					
		Area of Significant Historic Landscape						Are there any known UK protected species/habitats on or adjacent to the site?					
								Wildlife Corridor		<input checked="" type="checkbox"/>			
								Would the development of the site impact upon the connectivity of habitats?		Yes			
				Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). The site also forms a key part of the River Wear wildlife corridor.									
				Zero/Low Impact - no or minimal mitigation required				Zero/Low Impact - no or minimal mitigation required					
				Medium Impact - mitigation required				Medium Impact - mitigation required					
				High Impact - significant mitigation required				High Impact - significant mitigation required					



Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Site is adjacent and within setting of grade II listed Queen Alexander Bridge. Local archaeological significance relating to shipbuilding and historic riverside village.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site includes woodland screening and lies within the River Wear strategic Green Infrastructure corridor.	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	✓
				Category 1: Significant Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Site is partly affected by 1:30 incidence surface water flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Services provided at Southwick or City Centre			Restricted access. Adjacent to the Sunderland Strategic Transport Corridor - will affect the site. Limited access with issues for residential use. School places are limited, and new developments in this area will exacerbate the issue and potential to further increase the capacity of the existing schools is limited.
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	✓
Ground Conditions & Contamination			Suitability and Deliverability		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Eastern side of site with HSE middle and outer blast zones (Deptford). Potential contamination from past industrial uses.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?		Employment / residential 156 33dpha	Site is considered suitable for development
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion Currently allocated for employment land - Employment Land Review recommends retention for employment use. However, following completion of new highway projects the site may be suitable for residential development		Site is considered potentially suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓	✓		✓	✓

SLR Ref: SHLAA Ref: 264		Site Area: 0.21ha		Site Location: Scotia Quay, Low Street, Sunderland		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield % 100 Greenfield % 0	
Present Land Use: Vacant land Adjacent Uses: University and commercial		Site appraised for: Residential		Is the site in the Green Belt?		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/> Open countryside? <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?	
Site Photos 		UDP 		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?	
Key Designations: Alteration No.2 NA28A World Heritage Site Setting: Flood Risk Zone: UDP SA5.2 Existing mixed use sites, CN23 Wildlife Corridors.		Adjacent Designations: • Employment • Commercial • Riverside		Cumulative impact • Subject to Habitats Regulations Assessment		1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>		2. Safeguard the countryside from further encroachment? <input type="checkbox"/>	
Designations Map 		Alteration No.2 Designations Map 		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/>		4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>		5. Assist in the regeneration of the urban area? <input type="checkbox"/>	
Landscape and Townscape		Category 1: Significant Constraints Grade 1 Agricultural Land Ancient Woodland		Category 1: Significant Constraints [Fammar 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?		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also forms part of the strategic wildlife corridor along the River Wear.		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	
Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	
Area of Significant Historic Landscape		Area of Significant Historic Landscape		Would the development of the site impact upon the connectivity of habitats? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required	



SLR Ref: SHLAA Ref: 282		Site Area: 0.34ha		Site Location: Quayside Exchange and land at High St East / Low Street, Sunderland		YES <input type="checkbox"/>		Brownfield %		0	
Present Land Use: Listed building / greenspace		Adjacent Uses: Commercial / residential		Site appraised for: Residential		NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Greenfield %	
Site Photos				UDP Designations Map				Urban fringe?		Open countryside?	
								Impact		No impact	
Key Designations: Alteration No.2 NA28A World Heritage Site Setting; Flood Risk Zone; UDP SAS.2 Existing mixed use sites; CN23 Wildlife Corridors.				Adjacent Designations:				Impact		No impact	
				<ul style="list-style-type: none"> • Employment • Commercial • Residential 				Impact		No impact	
Landscape and Townscape				Biodiversity				Impact		No impact	
Category 1: Significant Constraints		Grade I Agricultural Land		The site lies within the River Wear Gorge and historic East End- both areas are regarded as higher landscape and historic value.				Urban? <input checked="" type="checkbox"/>		Greenfield %	
		Ancient Woodland						Urban fringe?		Open countryside?	
Category 2: Constraints		Area of High Landscape Value or Significance		Cumulative impact <ul style="list-style-type: none"> • Subject to Habitats Regulations Assessment 				Impact		No impact	
		Tree Preservation Order (TPO)						Urban? <input checked="" type="checkbox"/>		Greenfield %	
		Grade 2 or 3a Agricultural Land						Urban fringe?		Open countryside?	
		Area of Significant Historic Landscape		Category 1: Significant Constraints Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? 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				Impact		No impact	
		Zero/Low Impact - no or minimal mitigation required		Would the development of the site impact upon the connectivity of habitats? No. <input checked="" type="checkbox"/>				Impact		No impact	
		Medium Impact - mitigation required		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). The site also forms part of the strategic wildlife corridor along the River Wear.				Impact		No impact	
		High Impact - significant mitigation required		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). The site also forms part of the strategic wildlife corridor along the River Wear.				Impact		No impact	












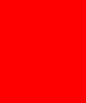
SLR Ref:		Site Area: 10.34ha		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?			
SHLAA Ref: 294		Site Location: Former Paper Mill, Commercial Road, Sunderland		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> 100 Urban fringe? <input type="checkbox"/>		0		Impact <input type="checkbox"/> No impact <input type="checkbox"/>			
Present Land Use: Vacant land		Site appraised for: Residential and commercial		Is the site in a Settlement Break?		Would development on this site impact upon the five purposes of the Green Belt?		1. Check unrestricted sprawl of the built-up area?		Impact <input type="checkbox"/> No impact <input type="checkbox"/>			
Adjacent Uses: Gas cylinders, greenspace, school		Site Photos 		UDP Designations Map 		Alteration No.2 Designations Map 		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bourne Moor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact <input type="checkbox"/> No impact <input type="checkbox"/>		Impact <input type="checkbox"/> No impact <input type="checkbox"/>	
Key Designations: UDP SA1.3 Retention of existing employment sites. CN23 Wildlife Corridors		Adjacent Designations:		Cumulative impact		<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 							
Adjacent Designations:		<ul style="list-style-type: none"> School Dock railway Greenspace Residential Gas Works 		Biodiversity		<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 							
Landscape and Townscape		Category 1: Significant Constraints		Category 1: Significant Constraints		Category 1: Significant Constraints		Category 1: Significant Constraints		Category 1: Significant Constraints			
Grade 1 Agricultural Land		Ancient Woodland		Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)			
Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Geodiversity Site (LGS)			
Grade 2 or 3a Agricultural Land				Are there any known European protected species/habitats on or adjacent to the site?		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		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, linked to the coast and partly a Proposed Local Wildlife Site (PLWS),		Zero/Low Impact - no or minimal mitigation required		Zero/Low Impact - no or minimal mitigation required			
		Medium Impact - mitigation required		Yes, linked to the coast and partly a Proposed Local Wildlife Site (PLWS),		Medium Impact - mitigation required		Medium Impact - mitigation required		Medium Impact - mitigation required			
		High Impact - significant mitigation required		Yes, linked to the coast and partly a Proposed Local Wildlife Site (PLWS),		High Impact - significant mitigation required		High Impact - significant mitigation required		High Impact - significant mitigation required			
		No significant issues identified.		Yes, linked to the coast and partly a Proposed Local Wildlife Site (PLWS),		High Impact - significant mitigation required		High Impact - significant mitigation required		High Impact - significant mitigation required			

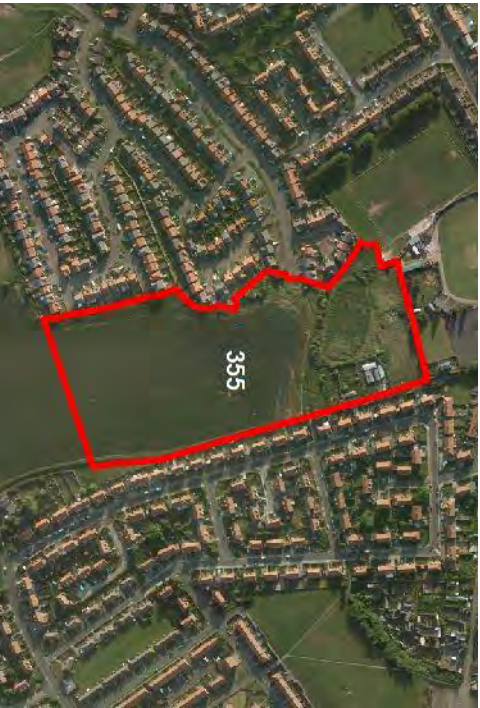

Historic Environment and Culture			Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms part of the coastal strategic Green Infrastructure corridor and includes a Public Right of Way.	
						Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site contains pockets of land affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? 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? Services provided in City Centre			Major scheme would have impact on Southern Radial Route.
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	5% 5% 15%		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required		
Ground Conditions & Contamination			Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓ ✓	Site lies within HSE blast zones from nearby gas cylinders on Commercial Road and also from petroleum depot on South Dock. Possible contamination from previous uses.	What is considered suitable on the site? Residential			
			Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Site is considered suitable for development Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓ ✓ ✓	Site Appraisal Conclusion Potentially suitable for development if significant issues can be overcome.	How many homes could be provided? 425 S5dpha How many jobs could the site provide for?			







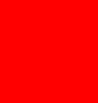
SLR Ref: SHLAA Ref: 303		Site Area: 0.70ha		Site Location: Allotment land at the back of Ryhope Street, Ryhope, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		100			
Present Land Use: Allotments		Adjacent Uses: Housing and greenspace		Site appraised for: Residential		Is the site in a Settlement Break?		Urban?		Urban fringe?		Open countryside?			
Site Photos 				Designations Map 				Green Belt Separation		1. Check unrestricted sprawl of the built-up area?		Impact		No impact	
Key Designations: UDP L1/7/9 Open space				Adjacent Designations:				Cumulative impact		2. Safeguard the countryside from further encroachment?					
				<ul style="list-style-type: none"> Residential Commercial Greenspace 				<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity 		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?					
Landscape and Townscape				Biodiversity				5. Assist in the regeneration of the urban area?		4. Preserve the special & separate characteristics of historic settlements?					
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.				Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.			
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)							
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)							
		Tree Preservation Order (TPO)		Are there any known European protected species/habitats on or adjacent to the site?											
		Grade 2 or 3a Agricultural Land		Adverse impact on Local Wildlife Site (LWS)											
		Area of Significant Historic Landscape		Adverse impact on Local Geodiversity Site (LGS)											
				Are there any known UK protected species/habitats on or adjacent to the site?											
				Wildlife Corridor											
				Would the development of the site impact upon the connectivity of habitats?		No.									
				Zero/Low Impact - no or minimal mitigation required		<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>	

Historic Environment and Culture		Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Yes, the Allotments are Grade II listed.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site provides listed Allotments (Back of Ryhope Street).		
				Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment
Flooding		Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Local services available at Ryhope.	Access from north. The SSGA area is projected to yield circa 650 – 730 primary aged children. Proposals exist to expand two existing schools and to create a new two form entry school to meet the needs of this area development.		
				Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required
Ground Conditions & Contamination					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	Suitability and Deliverability			
		Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	What is considered suitable on the site? Allotments/open space	Site is considered suitable for development	
			Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	How many homes could be provided? 28	Site is considered potentially suitable for development
Site Appraisal Conclusion Not suitable for development - allotments (listed) to be retained, and steep topography.		How many jobs could the site provide for?	Site is not considered suitable for development		



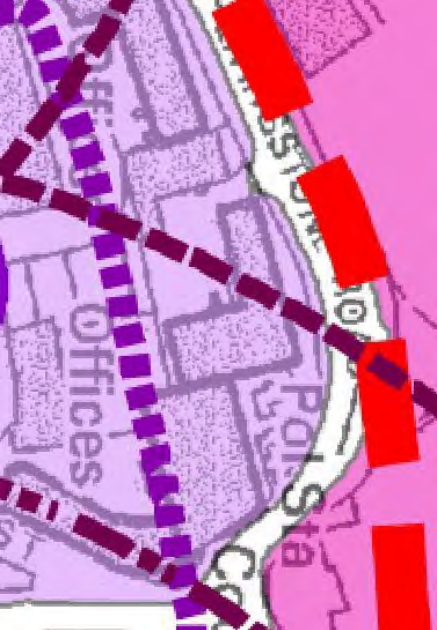
SLR Ref: SHLAA Ref: 348		Site Area: 14.36ha		Site Location: Land west of Ryhope Road, Sunderland		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield % 0 Greenfield % 100	
Present Land Use: Agricultural land Adjacent Uses: Housing and greenspace		Site appraised for: Residential		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Urban? <input type="checkbox"/> Urban fringe? <input checked="" type="checkbox"/> Open countryside? <input type="checkbox"/>	
Site Photos 		Designations Map 		Settlement Break Separation The Settlement Break has maintained an important Green Infrastructure corridor in the centre of the Sunderland conurbation, and has also enabled Ryhope village to generally retain its distinct identity. From a wildlife perspective, the corridor connects together a number of protected sites from Plains Farm eastwards to the coast, and supports the important setting of the Tunstall Hills SSSI and LNR. In terms of walking and cycling, the corridor provides good recreational opportunities through the area, and links to important routes to the City Centre, Silksworth and Seaham. Loss of this Settlement Break should be resisted.		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact <input type="checkbox"/> No impact <input type="checkbox"/>	
Key Designations: UDP CN6 Settlement Break EN10 White Land CN23 Wildlife Corridors B13 Other Specific Sites and Monuments		Adjacent Designations: • Residential • Sports pitches • Allotments		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>	
Landscape and Townscape		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		The site helps to form the backdrop to the Tunstall Hills and is identified as an area of higher landscape value. Agricultural land quality not known.		Category 1: Significant Constraints Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) <input checked="" type="checkbox"/> Adverse impact on Site of Special Scientific Interest (SSSI) <input checked="" type="checkbox"/> Adverse impact on Local Nature Reserve (LNR) <input checked="" type="checkbox"/> Are there any known European protected species/habitats on or adjacent to the site? <input type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). The site also forms a wildlife corridor linking the coast to the Tunstall Hills and Silksworth Recreation Centre. Impact on Tunstall Hills SSSI and LNR.	
Category 2: Constraints Area of High Landscape Value or Significance <input checked="" type="checkbox"/> Tree Preservation Order (TPO) <input type="checkbox"/> Grade 2 or 3a Agricultural Land <input type="checkbox"/>		Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/> Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/> Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/> Wildlife Corridor <input checked="" type="checkbox"/>							
Area of Significant Historic Landscape <input type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required							
Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 2: Constraints Area of High Landscape Value or Significance <input checked="" type="checkbox"/> Tree Preservation Order (TPO) <input type="checkbox"/> Grade 2 or 3a Agricultural Land <input type="checkbox"/>		Category 1: Significant Constraints Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) <input checked="" type="checkbox"/> Adverse impact on Site of Special Scientific Interest (SSSI) <input checked="" type="checkbox"/> Adverse impact on Local Nature Reserve (LNR) <input checked="" type="checkbox"/> Are there any known European protected species/habitats on or adjacent to the site? <input type="checkbox"/>		Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/> Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/> Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/> Wildlife Corridor <input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required	
Category 2: Constraints Area of High Landscape Value or Significance <input checked="" type="checkbox"/> Tree Preservation Order (TPO) <input type="checkbox"/> Grade 2 or 3a Agricultural Land <input type="checkbox"/>		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) <input checked="" type="checkbox"/> Adverse impact on Site of Special Scientific Interest (SSSI) <input checked="" type="checkbox"/> Adverse impact on Local Nature Reserve (LNR) <input checked="" type="checkbox"/> Are there any known European protected species/habitats on or adjacent to the site? <input type="checkbox"/>		Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/> Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/> Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/> Wildlife Corridor <input checked="" type="checkbox"/>		Medium Impact - mitigation required	
Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 2: Constraints Area of High Landscape Value or Significance <input checked="" type="checkbox"/> Tree Preservation Order (TPO) <input type="checkbox"/> Grade 2 or 3a Agricultural Land <input type="checkbox"/>		Category 1: Significant Constraints Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) <input checked="" type="checkbox"/> Adverse impact on Site of Special Scientific Interest (SSSI) <input checked="" type="checkbox"/> Adverse impact on Local Nature Reserve (LNR) <input checked="" type="checkbox"/> Are there any known European protected species/habitats on or adjacent to the site? <input type="checkbox"/>		Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/> Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/> Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/> Wildlife Corridor <input checked="" type="checkbox"/>		High Impact - significant mitigation required <input checked="" type="checkbox"/>	
Category 2: Constraints Area of High Landscape Value or Significance <input checked="" type="checkbox"/> Tree Preservation Order (TPO) <input type="checkbox"/> Grade 2 or 3a Agricultural Land <input type="checkbox"/>		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) <input checked="" type="checkbox"/> Adverse impact on Site of Special Scientific Interest (SSSI) <input checked="" type="checkbox"/> Adverse impact on Local Nature Reserve (LNR) <input checked="" type="checkbox"/> Are there any known European protected species/habitats on or adjacent to the site? <input type="checkbox"/>		Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/> Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/> Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/> Wildlife Corridor <input checked="" type="checkbox"/>		High Impact - significant mitigation required <input checked="" type="checkbox"/>	

Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Local archaeological significance – small quarry to north.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			The site forms a Green Infrastructure corridor linking the coast to the Tunstall Hills and Silksworth. National Cycle Route No.1 passes through the site.	
Category 2: Constraints Grade II listed Building/Structure Conservation Area			Zero/Low Impact - no or minimal mitigation required 	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment			Zero/Low Impact - no or minimal mitigation required 	
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Medium Impact - mitigation required 	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Local services available in Ryhope			Medium Impact - mitigation required 	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			High Impact – significant mitigation required 	Potential access from Ryhope Road with developer contributions			High Impact – significant mitigation required 	
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			Part of the site has been landfilled.	Site Appraisal Conclusion Not considered suitable for residential development due to the fundamental impact on Settlement Break land and due to numerous other significant issues	What is considered suitable on the site? Open space			
						How many homes could be provided? 245	23dpha	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Zero/Low Impact - no or minimal mitigation required 	Category 1: Significant Constraints Public Open Space/Playing Field/Play Area			Zero/Low Impact - no or minimal mitigation required 	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Medium Impact - mitigation required 	Category 2: Constraints Natural greenspace Allotment			Medium Impact - mitigation required 	
			High Impact – significant mitigation required 	Category 2: Constraints Allotment			High Impact – significant mitigation required 	



SLR Ref: SHLAA Ref: 355		Site Area: 4.81		Site Location: Rushford Phase 2, Ryhope, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield % 0		Greenfield % 100	
Present Land Use: Agricultural Adjacent Uses: Housing		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bourmooor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact	
Site Photos 				Designations Map 				Green Belt Separation					
Key Designations: UDP SA9.17 New housing sites CN15 Great North Forest				Adjacent Designations:				Cumulative impact					
				<ul style="list-style-type: none"> Residential Sports pitches 				<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity 					
Landscape and Townscape				Biodiversity				Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). The site is also in close proximity to ponds and Great Crested Newts, and there are barn owls in the locality.					
Category 1: Significant Constraints		Grade I Agricultural Land		Site includes Grade 2 agricultural land.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		✓			
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)							
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)							
		Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?		✓					
		Grade 2 or 3a Agricultural Land		✓		Adverse impact on Local Wildlife Site (LWS)							
		Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)							
						Are there any known UK protected species/habitats on or adjacent to the site?		✓					
						Wildlife Corridor							
						Would the development of the site impact upon the connectivity of habitats?		No.					
						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		✓	

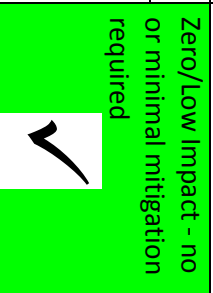
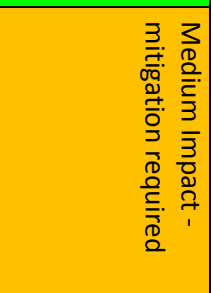
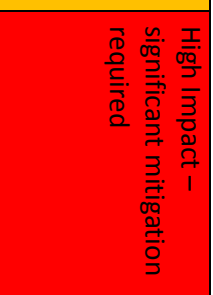
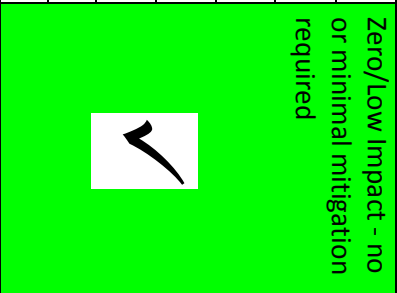
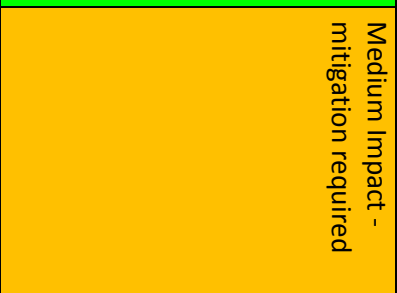

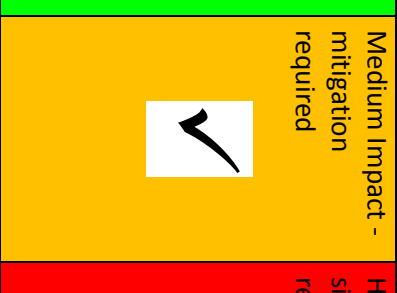
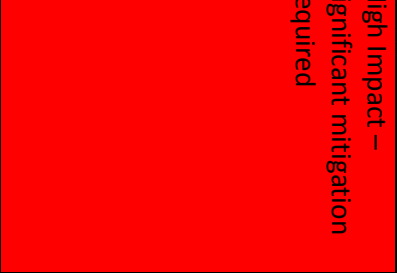
Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The northeast corner of the site provides Bevan Avenue Allotments (9 plots).			
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Local services available in Ryhope					
The site lies in a Source Protection Zone and contains a significant area of land affected by 1:30 incidence surface water flooding.				Reserved matters application approved for 150 dwellings – Access via Phase 1. The SSGA area is projected to yield circa 650 – 730 primary aged children. Proposals exist to expand two existing schools and to create a new two form entry school to meet the needs of this area development.					
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	High Impact – significant mitigation required
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope				Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion Site has outline planning permission					
One pollutant has been identified on site.				Residential 150 42dpha					
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site Appraisal Conclusion Site has outline planning permission					
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site is considered suitable for development 					
				Site is considered potentially suitable for development 					
				Site is not considered suitable for development 					





Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms part of a strategic Green Infrastructure corridor linking the coast inland towards Houghton and Hetton.	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In a remote location		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 114 16dpha How many jobs could the site provide for? Site Appraisal Conclusion Suitable for development if infrastructure, biodiversity and landscape issues can be resolved		
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			No significant issues identified.		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development		

SLR Ref: SHLAA Ref: 373		Site Area: 0.50ha		Site Location: Gillbridge Police Station, Gillbridge Avenue, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?							
Present Land Use: Police Station Adjacent Uses: Commercial		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		100		0							
Site Photos 				UDP Designations Map 				Alteration No.2 Designations Map 				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and 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	
Key Designations: Alteration No.2 SA55B.2 food, drink and cultural opportunities. UDP EN10 White Land.				Adjacent Designations: • Vaux site • Civic Space • Employment • Commercial				Cumulative impact • Subject to Habitats Regulations Assessment • Within Critical Drainage Area				Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).							
Landscape and Townscape																			
Category 1: Significant Constraints		Grade I Agricultural Land		The site lies within the City Centre, which is regarded to be of higher landscape and historic value.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		✓		Zero/Low Impact - no or minimal mitigation required					
		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)				Adverse impact on Local Wildlife Site (LWS)						Medium Impact - mitigation required	
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?				Adverse impact on Local Geodiversity Site (LGS)						High Impact – significant mitigation required	
		Grade 2 or 3a Agricultural Land		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		Would the development of the site impact upon the connectivity of habitats?		No.		High Impact – significant mitigation required							


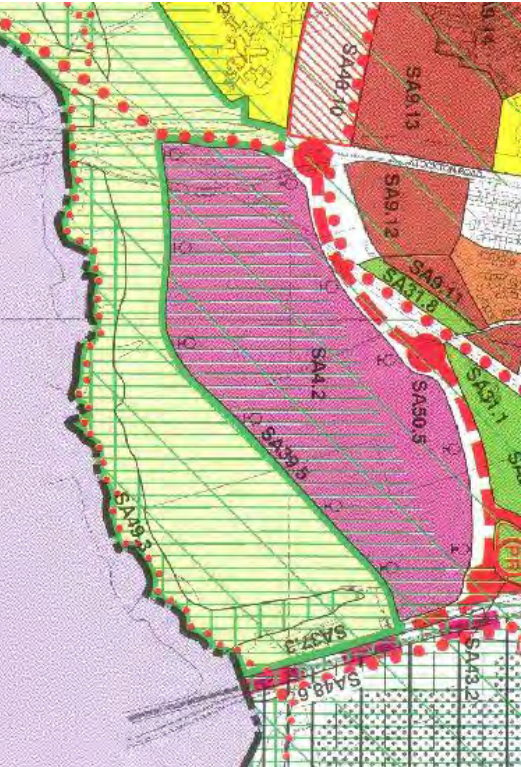
Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input checked="" type="checkbox"/>	Does the site have any historical or archaeological significance? On edge of Bishopwearmouth Conservation Area, adjacent grade II listed Magistrates Courts and wider settings of listed buildings in Bisopwearmouth. Archaeological Interest as within former medieval village of Bishopwearmouth.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	Site contains a small amount of amenity greenspace, and lies in close proximity to Keel Square public realm.
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/> <input type="checkbox"/>	The site lies within a Critical Drainage Area. 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? In an accessible location	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Potential left in / left out use of former Police Station access onto St Marys Boulevard. Potential additional access from High Street West / Garden Place
Ground Conditions & Contamination			Suitability and Deliverability		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/> <input type="checkbox"/>	No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 25 Soddpha	Site potentially suitable for development


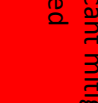


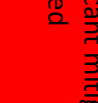











SLR Ref: SHLAA Ref: 380		Site Area: 0.54ha		Site Location: Grangetown Autos, east side of Ryhope Road, Sunderland		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield % 100 Greenfield % 0	
Present Land Use: Garage – motor repairs Adjacent Uses: Housing/Industrial/pasture/road		Site appraised for: Residential		Is the site in the Green Belt? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/> Open countryside? <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?	
Site Photos 		Designations Map 		Is the site in a Settlement Break? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Settlement Break Separation The southern part of Site 380 lies within a Settlement Break. Overall, this Settlement Break has maintained an important Green Infrastructure corridor in the centre of the Sunderland conurbation, and has also enabled Ryhope village to generally retain its distinct identity. East of Ryhope Road, the northernmost portion of land (north of the rugby pitches) is hemmed-in by roads to the east and west, and contributes less to the Settlement Break or the natural environment.		1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>	
Key Designations: UDP SAS.3 Existing mixed use sites CN6 Settlement Break EN10 White Land CN23 Wildlife Corridors		Adjacent Designations: • Residential • Vacant land • Greenspace • Roads		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required <input checked="" type="checkbox"/>		High Impact - significant mitigation required	
Landscape and Townscape		No significant issues identified.		Biodiversity		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	
Category 1: Significant Constraints		Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		✓	
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		✓	
				Would the development of the site impact upon the connectivity of habitats?		Yes		Zero/Low Impact - no or minimal mitigation required	
								Medium Impact - mitigation required	
								High Impact - significant mitigation required	



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


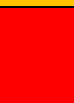








SLR Ref: SHLAA Ref: 395		Site Area: 0.31ha		Site Location: Tatham Street car park, Sunnyside, City Centre, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		0																																																																					
Present Land Use: Car park		Adjacent Uses: Housing / commercial / community		Site appraised for: Residential		Is the site in a Settlement Break?		Urban?		Urban fringe?		Open countryside?																																																																					
												<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																																																																			
<p>Site Photos</p> 				<p>UDP Designations Map</p> <p>Key Designations:</p> <ul style="list-style-type: none"> Alteration No.2.SA55B.1 Sunnyside development mixed use, high quality environment. <p>Adjacent Designations:</p> <ul style="list-style-type: none"> Residential Community Centre Commercial 				<p>Cumulative impact Assessment</p> <ul style="list-style-type: none"> Subject to Habitats Regulations 				<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Urban fringe		<input type="checkbox"/> Impact <input type="checkbox"/> No Impact																																																																			
<p>Landscape and Townscape</p> <table border="1"> <tr> <td>Category 1: Significant Constraints</td> <td>Grade 1 Agricultural Land</td> <td rowspan="3">No significant issues identified.</td> <td rowspan="3">Zero/Low Impact - no or minimal mitigation required</td> <td rowspan="3">Medium Impact - mitigation required</td> <td rowspan="3">High Impact – significant mitigation required</td> </tr> <tr> <td></td> <td>Ancient Woodland</td> </tr> <tr> <td>Category 2: Constraints</td> <td>Area of High Landscape Value or Significance</td> </tr> <tr> <td></td> <td>Tree Preservation Order (TPO)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Grade 2 or 3a Agricultural Land</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Area of Significant Historic Landscape</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>						Category 1: Significant Constraints	Grade 1 Agricultural Land	No significant issues identified.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		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					<p>Biodiversity</p> <table border="1"> <tr> <td>Category 1: Significant Constraints</td> <td>Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</td> <td><input checked="" type="checkbox"/></td> <td colspan="3" rowspan="5">Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).</td> </tr> <tr> <td></td> <td>Adverse impact on Site of Special Scientific Interest (SSSI)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Nature Reserve (LNR)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known European protected species/habitats on or adjacent to the site?</td> <td></td> </tr> <tr> <td>Category 2: Constraints</td> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Geodiversity Site (LGS)</td> <td></td> <td>Zero/Low Impact - no or minimal mitigation required</td> <td>Medium Impact - mitigation required</td> <td>High Impact – significant mitigation required</td> </tr> <tr> <td></td> <td>Are there any known UK protected species/habitats on or adjacent to the site?</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Wildlife Corridor</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Would the development of the site impact upon the connectivity of habitats?</td> <td>No.</td> <td></td> <td></td> <td></td> </tr> </table>						Category 1: Significant Constraints	Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	<input checked="" type="checkbox"/>	Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).				Adverse impact on Site of Special Scientific Interest (SSSI)			Adverse impact on Local Nature Reserve (LNR)			Are there any known European protected species/habitats on or adjacent to the site?		Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		Are there any known UK protected species/habitats on or adjacent to the site?						Wildlife Corridor						Would the development of the site impact upon the connectivity of habitats?	No.			
Category 1: Significant Constraints	Grade 1 Agricultural Land	No significant issues identified.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required																																																																												
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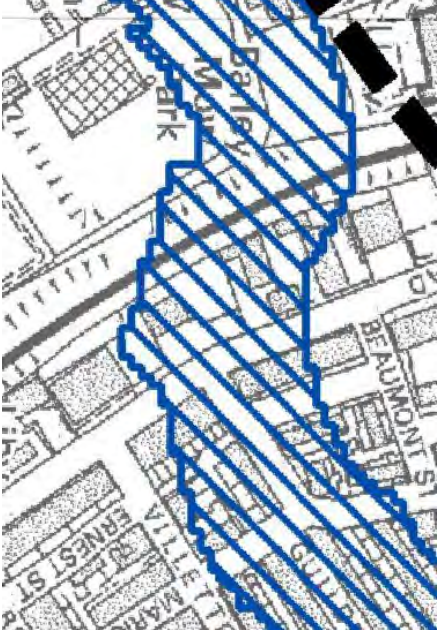


Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.		
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
Flooding			Infrastructure and Services					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		No significant issues identified.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Existing access		
				Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone				In a highly accessible location
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 30 97dpha	Site is considered suitable for development		
				Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Potentially suitable for development			Site is considered potentially suitable for development
				Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Site is not considered suitable for development			Site is not considered suitable for development

SLR Ref: SHLAA Ref: 426		Site Area: 32.0		Site Location: Land south of Willow Farm, Ryhope, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		100																																																			
Present Land Use: Agricultural land		Adjacent Uses: Housing, greenspace and woodland		Site appraised for: Residential		Is the site in a Settlement Break? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input type="checkbox"/> Urban fringe? <input checked="" type="checkbox"/> Open countryside? <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <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"/>		Impact <input type="checkbox"/> No impact <input type="checkbox"/>																																																			
Site Photos 				Designations Map 				Green Belt Separation (The southern portion of this proposal lies within Green Belt) In terms of core Green Belt purpose, this Field helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms a key part of a wildlife and green infrastructure corridor and lies adjacent to a Local Wildlife Site, already providing a buffer to the wildlife site (and Ancient Semi-Natural Woodland) from the urban area. This Field also lies within 1 km of coastline, which is internationally protected in terms of wildlife habitat and species. These are fundamental constraints to the site.				Cumulative Impact <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity 				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.																																															
Key Designations: UDP SA4.2 New employment land CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors SA39.5 New tree belts				Adjacent Designations: <ul style="list-style-type: none"> Local Wildlife Site/Woodland Agriculture Residential 				Biodiversity Category 1: Significant Constraints <table border="1"> <tr> <td>Adverse impact on European sites [Bamsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</td> <td><input checked="" type="checkbox"/></td> <td colspan="2">Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also forms part of a strategic wildlife corridor linking the coast inland towards Houghton and Hetton. Adverse impact to Ancient Semi-Natural Woodland and LWS.</td> </tr> <tr> <td>Adverse impact on Site of Special Scientific Interest (SSSI)</td> <td><input checked="" type="checkbox"/></td> <td colspan="2"></td> </tr> <tr> <td>Adverse impact on Local Nature Reserve (LNR)</td> <td><input type="checkbox"/></td> <td colspan="2"></td> </tr> <tr> <td>Are there any known European protected species/habitats on or adjacent to the site?</td> <td><input checked="" type="checkbox"/></td> <td colspan="2"></td> </tr> <tr> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td><input checked="" type="checkbox"/></td> <td colspan="2"></td> </tr> <tr> <td>Adverse impact on Local Geodiversity Site (LGS)</td> <td><input type="checkbox"/></td> <td colspan="2"></td> </tr> <tr> <td>Are there any known UK protected species/habitats on or adjacent to the site?</td> <td><input checked="" type="checkbox"/></td> <td colspan="2"></td> </tr> <tr> <td>Wildlife Corridor</td> <td><input checked="" type="checkbox"/></td> <td colspan="2"></td> </tr> </table>				Adverse impact on European sites [Bamsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	<input checked="" type="checkbox"/>	Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also forms part of a strategic wildlife corridor linking the coast inland towards Houghton and Hetton. Adverse impact to Ancient Semi-Natural Woodland and LWS.		Adverse impact on Site of Special Scientific Interest (SSSI)	<input checked="" type="checkbox"/>			Adverse impact on Local Nature Reserve (LNR)	<input type="checkbox"/>			Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>			Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>			Adverse impact on Local Geodiversity Site (LGS)	<input type="checkbox"/>			Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>			Wildlife Corridor	<input checked="" type="checkbox"/>			Category 2: Constraints <table border="1"> <tr> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td><input checked="" type="checkbox"/></td> <td colspan="2"></td> </tr> <tr> <td>Adverse impact on Local Geodiversity Site (LGS)</td> <td><input type="checkbox"/></td> <td colspan="2"></td> </tr> <tr> <td>Are there any known UK protected species/habitats on or adjacent to the site?</td> <td><input checked="" type="checkbox"/></td> <td colspan="2"></td> </tr> <tr> <td>Wildlife Corridor</td> <td><input checked="" type="checkbox"/></td> <td colspan="2"></td> </tr> </table>				Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>			Adverse impact on Local Geodiversity Site (LGS)	<input type="checkbox"/>			Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>			Wildlife Corridor	<input checked="" type="checkbox"/>		
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Historic Environment and Culture				Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms part of a strategic Green Infrastructure corridor linking the coast inland towards Houghton and Hetton.	Category 1: Significant Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required 	
										Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
Flooding				Infrastructure and Services						
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		A small part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local centre is Ryhope.		Access to avoid A19/A1018 junction. The SSGA area is projected to yield circa 650 – 730 primary aged children. Proposals exist to expand two existing schools and to create a new two form entry school to meet the needs of this area development.	Is the proposed development site designated as open space or playing fields?	No.	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact – significant mitigation required 
Ground Conditions & Contamination										
Site Topography	Predominantly Flat		Site is affected by the alignment of a major gas pipeline.	Suitability and Deliverability						
	Gentle Slope			What is considered suitable on the site? Residential / agriculture	How many homes could be provided? 450	How many jobs could the site provide for? 32dpha (18.5ha site).	Site is considered suitable for development 	Site is considered potentially suitable for development 	Site is not considered suitable for development 	
	Undulating			Site Appraisal Conclusion						
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required 	Non Green Belt area has potential for residential development. Green Belt area not suitable.					
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required 	Site is considered suitable for development 	Site is considered potentially suitable for development 	Site is not considered suitable for development 			


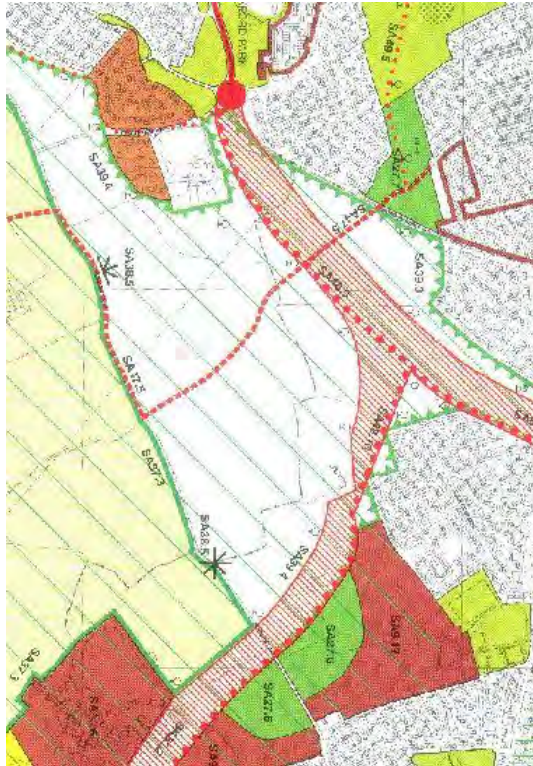
SLR Ref: SHLAA Ref: 429		Site Area: 0.07ha		Site Location: 170-175 High Street West, Sunderland		Brownfield %		Greenfield %		0	
Present Land Use: Existing building		Site appraised for: Residential		Is the site in the Green Belt?		Urban?		Urban fringe?		Open countryside?	
Adjacent Uses: Commercial buildings		Site Photos		Is the site in a Settlement Break?		✓				Impact	
		UDP Designations Map		Alteration No.2 Designations Map		1. Check unrestricted sprawl of the built-up area?				No Impact	
		Key Designations: Alteration No.2 SA55B.1 Sunnyside development mixed use, high quality environment UDP EN10 White Land.		Cumulative impact • Subject to Habitats Regulations Assessment		2. Safeguard the countryside from further encroachment?				□	
Adjacent Designations: • Commercial • Employment		The site lies within the City Centre, which is regarded as an area of higher landscape value.		Adverse impact on European sites [Pammar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?				□	
Landscape and Townscape		Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)		4. Preserve the special & separate characteristics of historic settlements?				□	
Grade I Agricultural Land		Area of High Landscape Value or Significance		Adverse impact on Local Nature Reserve (LNR)		5. Assist in the regeneration of the urban area?				□	
Ancient Woodland		Tree Preservation Order (TPO)		Are there any known European protected species/habitats on or adjacent to the site?		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.				□	
Category 2: Constraints		Grade 2 or 3a Agricultural Land		Adverse impact on Local Wildlife Site (LWS)		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).				□	
		Area of Significant Historic Landscape		Adverse impact on Local Geodiversity Site (LGS)		Zero/Low Impact - no or minimal mitigation required				□	
				Are there any known UK protected species/habitats on or adjacent to the site?		Medium Impact - mitigation required				□	
				Wildlife Corridor		High Impact – significant mitigation required				□	
				Would the development of the site impact upon the connectivity of habitats?		No.				□	
				Category 1: Significant Constraints						✓	
				Category 2: Constraints							

Historic Environment and Culture				Green Infrastructure									
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? The site incorporates 2 Grade II listed buildings and lies within Old Sunderland Riverside Conservation Area, and the setting of surrounding grade II listed buildings.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.	Category 1: Significant Constraints	Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required 					
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Flooding				Infrastructure and Services									
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Source Protection Zone. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In a highly accessible location	Access to be determined	Category 1: Significant Constraints	Is the proposed development site designated as open space or playing fields?	No.	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact – significant mitigation required				
										Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Category 2: Constraints	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 
Ground Conditions & Contamination				Suitability and Deliverability									
Site Topography Predominantly Flat Gentle Slope  Undulating Steep Slope	No significant issues identified.	What is considered suitable on the site? Residential How many homes could be provided? 15 214dpha How many jobs could the site provide for?	Site is potentially suitable for development. Will require careful design due to listing 	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required					
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SLR Ref: SHLAA Ref: 446		Site Area: 0.81ha		Site Location: Former Builders Yard, Toward Road, Hendon, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?			
Present Land Use: Caravan storage / builders yard Adjacent Uses: Housing / railway		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/>		Impact		No impact			
Site Photos 				UDP Designations Map 				Alteration No.2 Designations Map 				<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>			
Key Designations:				Adjacent Designations:				Cumulative Impact Assessment							
								<ul style="list-style-type: none"> Subject to Habitats Regulations Assessment Within Critical Drainage Area 							
Landscape and Townscape				Biodiversity				Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).							
Category 1: Significant Constraints		Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)			
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land				Are there any known European protected species/habitats on or adjacent to the site?		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?			
		Area of Significant Historic Landscape		No significant issues identified.		Adverse impact on Local Geodiversity Site (LGS)				No.		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		


Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints	Historic Park or Garden (EH List)		No significant issues identified.	
	World Heritage Site & Setting (+ candidate)				Village Green			
Category 2: Constraints	Grade I/Grade II* Listed Building/Structure			Category 2: Constraints	Cemetery / Churchyard			
	Grade II Listed Building/Structure				Public Open Space/Playing Field/Play Area			
	Conservation Area				Natural greenspace			
	Archaeological Site (Known & potential)				Allotment			
					Public Right of Way (cycleway/footpath/bridleway)			
					Green Infrastructure corridor			
Flooding				Infrastructure and Services				
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		Site lies above the culverted Hendon Burn and lies within a Critical Drainage Area. Partly affected by 1:100 incidence surface water flooding.		Is there road capacity for site traffic generation?		Access from Toward Road	
	Flood Risk Zone 3A (High Vulnerability)				Is there water and sewerage capacity for site requirements?			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)				Is there education/community/health facility capacity for site requirements?			
	Groundwater Flooding				What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			
	Surface Water Flooding – % of land within 1 in 30 incidence (high)				In an accessible location			
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)							
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)							
	Critical Drainage Area							
	Source Protection Zone							
Ground Conditions & Contamination								
Site Topography	Predominantly Flat		Possible contamination from previous uses.		Suitability and Deliverability			
	Gentle Slope				What is considered suitable on the site?	Residential		
	Undulating				How many homes could be provided?	32	44dpha	
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone				Site Appraisal Conclusion			
	Electricity Pylon (+ 10m buffer zone)				How many jobs could the site provide for?			
Category 2: Constraints	HSE COMAH Middle or Outer Zone				Site is potentially suitable for development			
	Landfill sites, Contaminated land				Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
	Minerals Legacy (quarries and coal mining)							
	Minerals Safeguarded Area							
	High Voltage electricity line(+10m buffer zone)							


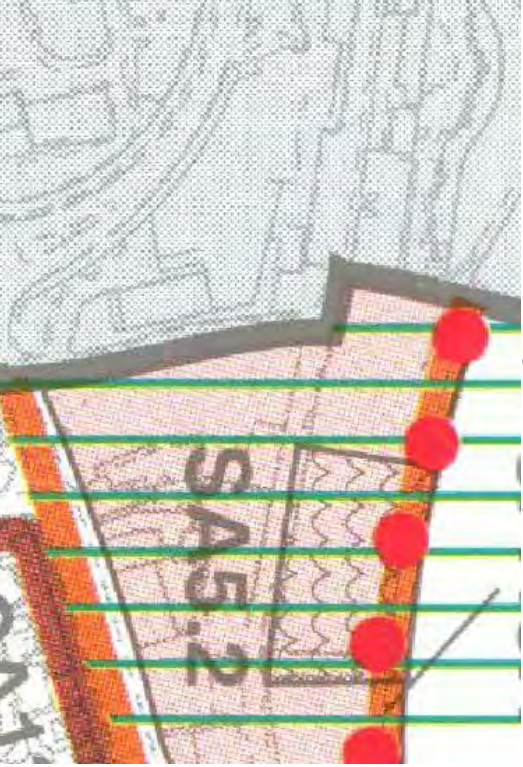

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance?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

SLR Ref: SHLAA Ref: 477		Site Area: 84.5ha		Site Location: Land north of Burdon Lane, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		100			
Present Land Use: Agricultural land Adjacent Uses: Housing and agriculture		Site appraised for: Residential and mixed use		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input type="checkbox"/> Urban fringe? <input checked="" type="checkbox"/> Open countryside? <input type="checkbox"/>		Impact		No impact			
Site Photos 				Designations Map 				Settlement Break Separation A separation between Silksworth/Doxford Park and Ryhope should be maintained, including the preservation of green corridor connections across the area. The remainder of the 'white land' does not specifically separate settlements; however, and development here would not unduly affect the separation of Doxford Park, Ryhope and Silksworth. In many respects, the Green Belt already provides a distinct settlement boundary (following Burdon Lane) and effectively provides a settlement break of its own, locally separating Burdon hamlet from Sunderland, and at a macro scale, separating Sunderland from Seaham in County Durham. The Settlement Break policy is not appropriate, it does not physically separate settlements. Sensitive development in the area could take place.				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.			
Key Designations: UDP CN6 Settlement Break EN10 White Land CN15 Great North Forest SA52 Doxford Park / Ryhope Link Road				Adjacent Designations: • Residential • Agriculture/ Green Belt • Greenspace				Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • Within Critical Drainage Area • School capacity							
Landscape and Townscape				Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land Ancient Woodland		Approximately 75% of the site is identified as Grade 2 or Grade 3a agricultural land. Though the area is not considered to be of higher landscape character, it does afford significant viewpoints towards the coast, Tunstall Hills and Cleadon.				Category 1: Significant Constraints		Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>			
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO)						Adverse impact on Site of Special Scientific Interest (SSSI)		<input type="checkbox"/>					
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Nature Reserve (LNR)		<input type="checkbox"/>					
		Area of Significant Historic Landscape		Adverse impact on Local Wildlife Site (LWS)		<input type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also forms part of a strategic wildlife corridor linking the coast inland towards Houghton and Hetton. The site contains (and/or is in close proximity to) ponds, priority species and habitats.							
				Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>									
				Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		<input checked="" type="checkbox"/>									
				Would the development of the site impact upon the connectivity of habitats?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required							
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		High Impact - significant mitigation required					



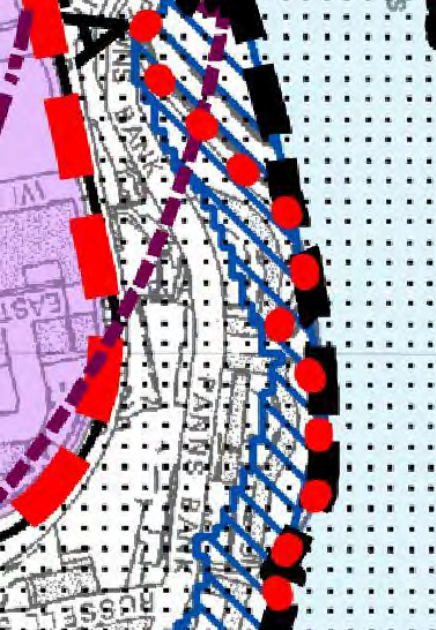
Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? Site is within wider setting of Ryhope Engines Museum / Pumping Station, a Scheduled Ancient Monument including grade I* and grade II listed buildings. Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms part of a strategic Green Infrastructure corridor linking the coast inland towards Houghton and Hetton, as well as providing key links towards the Tunstall Hills and Gilley Law. The site also provides areas of natural greenspace.
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and Source Protection Zone, and contains pockets of 1:30 incidence surface water flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Development subject to completion of the Ryhope – Doxford Link Road. Highways England concern on impact to A19/A690 junction. The SSGA area is projected to yield circa 650 – 730 primary aged children. Proposals exist to expand two existing schools and to create a new two form entry school to meet the needs of this area development.
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	Limited accessibility, nearest facilities at Doxford Park, Silksworth and Ryhope.
Ground Conditions & Contamination			Suitability and Deliverability		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		The site undulates and includes pylons.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential and mixed uses 955 15dpha	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	Site is considered suitable for development if issues can be overcome / significant infrastructure provided.
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	Site is considered suitable for development ✓

SLR Ref:		Site Area: 0.06ha		Site Location: 1-5 Hudson Road, City Centre, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?			
SHLAA Ref: 484						YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/>		100		0			
Present Land Use: Existing former shop /flats above Adjacent Uses: Commercial / housing				Site appraised for: Residential				Is the site in a Settlement Break?		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact	
Site Photos 				UDP Designations Map 				Alteration No.2 Designations Map 		1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
				Key Designations: Alteration No.2 SA55B.1 Sunside development mixed use, high quality environment UDP EN10 White Land				Adjacent Designations:		2. Safeguard the countryside from further encroachment? <input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
								Cumulative impact		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
								<ul style="list-style-type: none"> • Subject to Habitats Regulations Assessment 		4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
										5. Assist in the regeneration of the urban area? <input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
										Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
Landscape and Townscape				No significant issues identified.				Biodiversity		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).					
Category 1: Significant Constraints		Grade 1 Agricultural Land Ancient Woodland				Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>					
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)							
								Adverse impact on Local Nature Reserve (LNR)							
								Are there any known European protected species/habitats on or adjacent to the site?							
		Area of Significant Historic Landscape						Adverse impact on Local Wildlife Site (LWS)							
								Adverse impact on Local Geodiversity Site (LGS)							
								Are there any known UK protected species/habitats on or adjacent to the site?							
								Wildlife Corridor							
								Would the development of the site impact upon the connectivity of habitats?		No.					
										Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required	
										<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	





Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.		
						Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		No significant issues identified.	Access to be determined				
			Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Highly accessible location	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Ground Conditions & Contamination							
Site Topography	Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.					
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	What is considered suitable on the site? Residential		
					Site Appraisal Conclusion		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site is not considered suitable for development	How many homes could be provided? 10		
					How many jobs could the site provide for? 167dpha		
Site potentially suitable for development			Site potentially suitable for development				


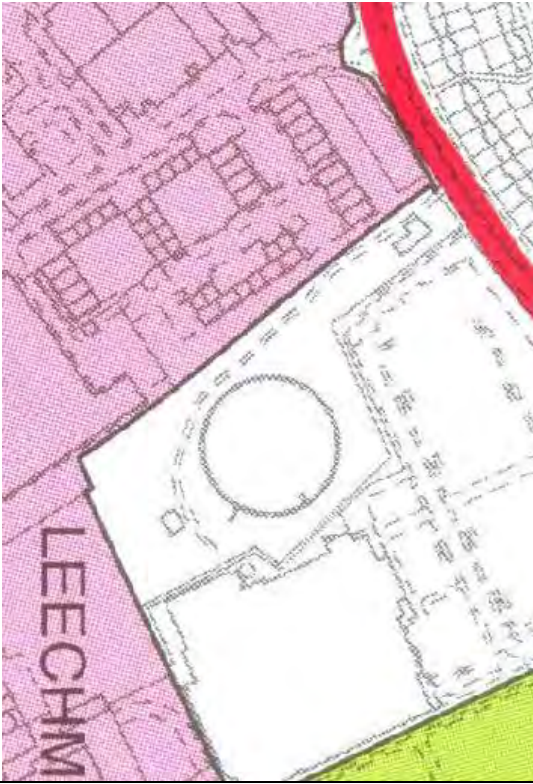



SLR Ref: SHLAA Ref: 496		Site Area: 0.61ha		Site Location: Scotia Quay student halls of residence, East End, Sunderland		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield % 100		Greenfield % 0					
Present Land Use: Student accommodation		Adjacent Uses: University land / businesses		Site appraised for: Residential		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>	
Site Photos 				UDP Designations Map 				Alteration No.2 Designations Map 				<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/></p> <p>4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>					
Key Designations: Alteration No.2 NA28A World Heritage Site Setting: Flood Risk Zone. UDP SAS.2 Existing mixed use sites. CN23 Wildlife Corridors.				Adjacent Designations:				Cumulative Impact				<p>Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). The site also forms part of the strategic wildlife corridor along the River Wear.</p>					
<ul style="list-style-type: none"> Student accommodation Commercial Riverside 				<ul style="list-style-type: none"> Subject to Habitats Regulations Assessment 													
Landscape and Townscape						Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land		The site lies within the River Wear Gorge and historic East End- both areas are regarded as higher landscape and historic value.		Category 1: Significant Constraints		Adverse impact on European sites (Bansar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		<p>Zero/Low Impact - no or minimal mitigation required</p> <p>Medium Impact - mitigation required</p> <p>High Impact - significant mitigation required</p>					
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?									
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)				<p>Zero/Low Impact - no or minimal mitigation required</p> <p>Medium Impact - mitigation required</p> <p>High Impact - significant mitigation required</p>					
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)									
		<input checked="" type="checkbox"/>				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									

Historic Environment and Culture				Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? The site forms part of the historic East End Riverside, is part of the Old Sunderland Riverside Conservation Area, and is within settings of grade II listed Wearmouth Bridge and grade II listed buildings along Low Row and High Street East.. It also falls within the wider setting of grade 1 listed St Peter's Church / remains Monkwearmouth Anglo Saxon Monastery Scheduled Ancient Monument.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			The site forms part of the River Wear Green Infrastructure corridor.				
	Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)						✓	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	No.	Zero/Low Impact - no or minimal mitigation required
Flooding				Infrastructure and Services						
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Source Protection Zone, and adjoins the River Wear. 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? In an accessible location			Access to be determined				
	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone						✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Ground Conditions & Contamination				Suitability and Deliverability						
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Part of the site is steeply sloping (Russell Street).	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 40 73dpha						
	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)						✓	Site Appraisal Conclusion Potentially developable if existing use was to ceased.	Site is considered suitable for development	Site is considered potentially suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			




SLR Ref: SHLAA Ref: 497		Site Area: 1.04ha		Site Location: Panns bank student housing, East End, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield %		100		Greenfield %		0							
Present Land Use: Student accommodation Adjacent Uses: Greenspace and public realm		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact											
Site Photos 				UDP Designations Map 				Alteration No.2 Designations Map 				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.											
Key Designations: Alteration No.2 NA28A World Heritage Site Setting; Flood Risk Zone. UDP EN10 White Land B14 Areas of Potential Archaeological Importance. CN23 Wildlife Corridors.				Adjacent Designations:				Cumulative impact Assessment															
<ul style="list-style-type: none"> Student accommodation Riverside Employment 																							
Landscape and Townscape				Biodiversity																			
Category 1: Significant Constraints		Grade 1 Agricultural Land Ancient Woodland		The site lies within the River Wear Gorge and historic East End- both areas are regarded as higher landscape and historic value.		Category 1: Significant Constraints		Adverse impact on European sites [Ramgar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]															
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape				Category 2: Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)															
								Adverse impact on Local Nature Reserve (LNR)															
								Are there any known European protected species/habitats on or adjacent to the site?															
								Adverse impact on Local Wildlife Site (LWS)															
								Adverse impact on Local Geodiversity Site (LGS)															
								Are there any known UK protected species/habitats on or adjacent to the site?															
								Wildlife Corridor															
								Would the development of the site impact upon the connectivity of habitats?		Yes													
Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact – significant mitigation required				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact – significant mitigation required			




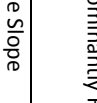
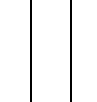
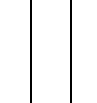

Historic Environment and Culture				Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? The site forms part of the historic East End Riverside, is part of the Old Sunderland Riverside Conservation Area, and is within settings of grade II listed Wearmouth Bridge and grade II listed buildings along Low Row and High Street East.. It also falls within the wider setting of grade 1 listed St Peter's Church / remains Monkwearmouth Anglo Saxon Monastery Scheduled Ancient Monument.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms part of the River Wear Green Infrastructure corridor and provides a portion of amenity greenspace.	✓	Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required	Category 1: Significant Constraints Medium Impact - mitigation required	Category 1: Significant Constraints High Impact – significant mitigation required				
	Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)								✓	Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	✓	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment
Flooding				Infrastructure and Services								
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Source Protection Zone, and adjoins the River Wear. 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		Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required	Category 1: Significant Constraints Medium Impact - mitigation required	Category 1: Significant Constraints High Impact – significant mitigation required			
	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		✓	In an accessible location.		✓				Category 2: Constraints Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Medium Impact - mitigation required	Category 2: Constraints High Impact – significant mitigation required
Ground Conditions & Contamination												
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.		Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?		Residential 60 64dpha		Site Appraisal Conclusion Potentially developable should existing use cease.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	✓	Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required					
	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓	Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required					



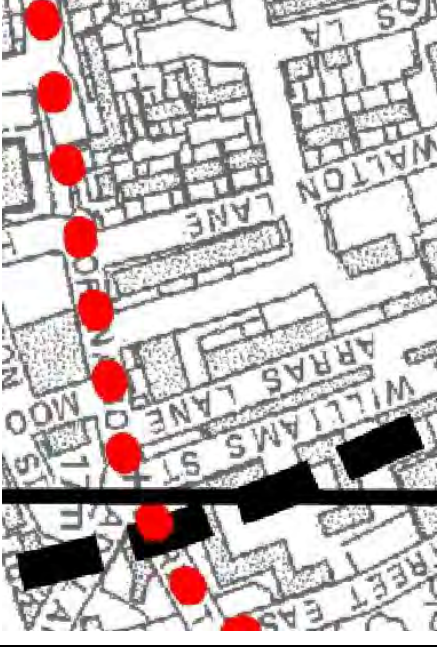
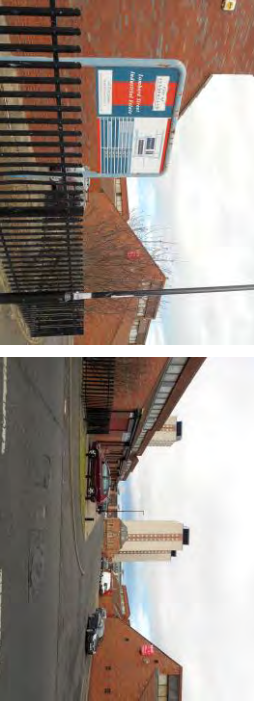
Historic Environment and Culture			Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? The site bounds the Silksworth Hall Conservation Area.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site contains small pockets of amenity greenspace and forms part of a narrow Green Infrastructure corridor linking Foxhole Wood to Tunstall Lodge and Burdon.	
Category 2: Constraints Grade II listed Building/Structure Conservation Area			Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	<input checked="" type="checkbox"/>		
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			The site lies within a Critical Drainage Area and Source Protection Zone, and contains a small area affected by 1:30 incidence surface water flooding.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 
Ground Conditions & Contamination			Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			No significant issues identified.	What is considered suitable on the site? Residential		
					How many homes could be provided? 83	28dpha
					How many jobs could the site provide for?	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site is potentially suitable for developable.	Site Appraisal Conclusion		
				Site is considered suitable for development	Site is considered potentially suitable for development 	Site is not considered suitable for development
Infrastructure and Services			Infrastructure and Services			
			Access from Mill Hill Road	Is there road capacity for site traffic generation?		
				Is there water and sewerage capacity for site requirements?		
				Is there education/community/health facility capacity for site requirements?		
			What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			
			Local services provided at Doxford Park			

SLR Ref: SHLAA Ref: 541		Site Area: 1.33ha		Site Location: Former Leechmere Rd allotments, Hillview, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>		Brownfield %		100		Greenfield %		0	
Present Land Use: Natural greenspace		Adjacent Uses: Supermarket / employment land		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/>		Urban?		Urban <input checked="" type="checkbox"/>		Urban fringe?		Open countryside?	
Site Photos 				Designations Map 				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.					
Key Designations: UDP EN10 White Land				Adjacent Designations: • Retail • Commercial				Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment									
Landscape and Townscape				Biodiversity													
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		✓		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). In proximity of ponds.			
		Ancient Woodland						Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)							
Category 2: Constraints		Area of High Landscape Value or Significance						Category 2: Constraints		Adverse impact on Local Nature Reserve (LNR)							
		Tree Preservation Order (TPO)				Adverse impact on Local Wildlife Site (LWS)											
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Geodiversity Site (LGS)											
		Area of Significant Historic Landscape				Are there any known UK protected species/habitats on or adjacent to the site?											
						Wildlife Corridor											
						Would the development of the site impact upon the connectivity of habitats?		No.									
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required					
																	

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site provides natural greenspace (formerly allotments).	
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site is partly affected by 1:100 incidence surface water flooding.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Limited access from the north	
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography	Predominantly Flat Gentle Slope Undulating Steep Slope	Above-surface reservoir would need to be removed in order for full site development to be realised.	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 / mixed use	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site is considered suitable for development				
			Site is considered potentially suitable for development		Site is not considered suitable for development		


SLR Ref: SHLAA Ref: 564	Site Area: 0.65ha		Site Location: Ryhope Rd / Salterfen Lane, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield %		100	Greenfield %	0			
Present Land Use: Cleared site Adjacent Uses: Roads / industrial	Site Photos 		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Urban?		<input checked="" type="checkbox"/>	Urban fringe?		<input type="checkbox"/>	Open countryside?	<input type="checkbox"/>
Site Photos 			Designations Map 		Cumulative Impact		<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 		Green Belt Separation		<p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/></p> <p>4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>					
Key Designations: UDP SAS.3 Existing mixed use sites CN23 Wildlife Corridors					Adjacent Designations:					<ul style="list-style-type: none"> Commercial Residential Roads 						
Landscape and Townscape					Biodiversity					Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).						
Category 1: Significant Constraints		Grade 1 Agricultural Land		Ancient Woodland		No significant issues identified.		Category 1: Significant Constraints		Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>				
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)						
		Grade 2 or 3a Agricultural Land				Are there any known UK protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)						
		Area of Significant Historic Landscape				Wildlife Corridor		Adverse impact on Local Geodiversity Site (LGS)		Would the development of the site impact upon the connectivity of habitats?		No.				
		Zero/Low Impact - no or minimal mitigation required		<input checked="" type="checkbox"/>		Medium Impact - mitigation required		High Impact - significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		
														<input checked="" type="checkbox"/>		

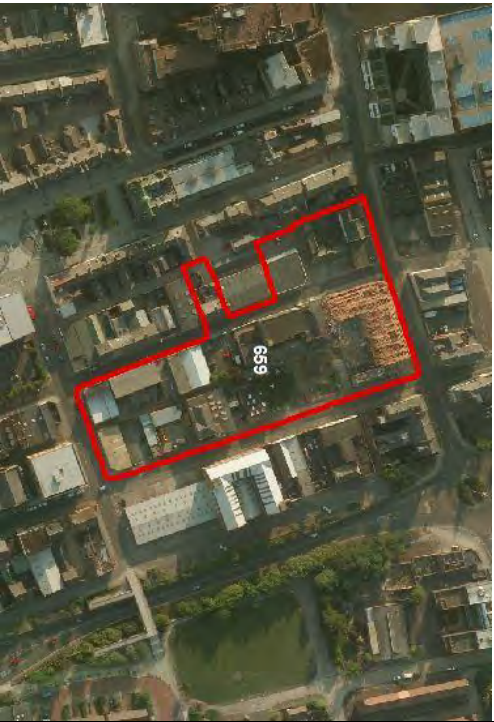
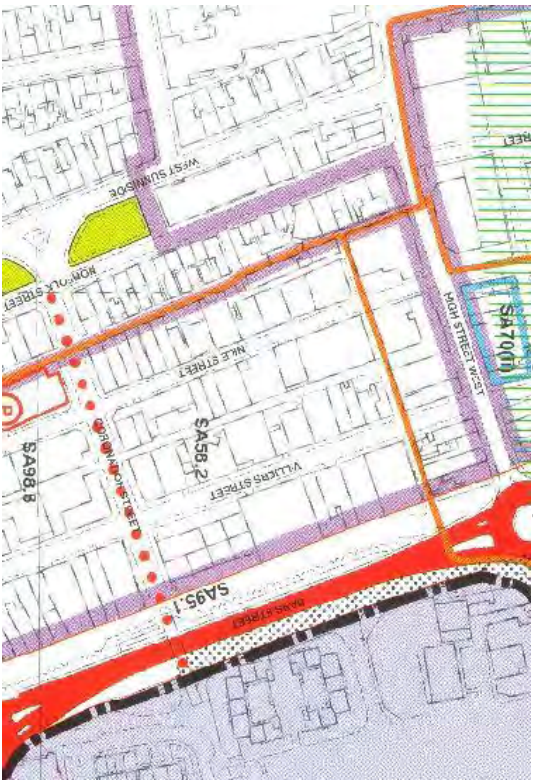
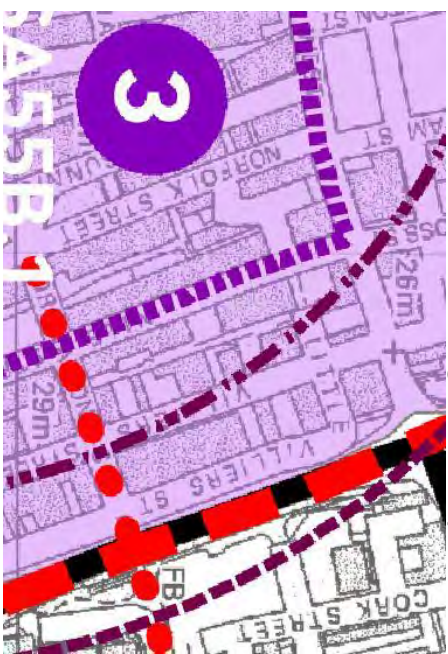
Historic Environment and Culture				Green Infrastructure												
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.										
								Category 2: Constraints Grade II listed Building/Structure Conservation Area	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment							
										Archaeological Site (Known & potential)	Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor					
Flooding			Infrastructure and Services													
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required	Existing access to the north	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact - significant mitigation required							
										Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Local services available in Ryhope.				
Ground Conditions & Contamination				Suitability and Deliverability												
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required	What is considered suitable on the site? Residential	How many homes could be provided? 18	How many jobs could the site provide for? 31dpha	Site is considered suitable for development 	Site is considered potentially suitable for development 	Site is not considered suitable for development					
												Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required	Potentially suitable for development

SLR Ref: 639		Site Area: 0.58ha		Site Location: Land at Lombard Street, Hendon, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?							
SHLAA Ref:						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input checked="" type="checkbox"/> Urban? <input type="checkbox"/> Urban fringe?		<input type="checkbox"/> 100 <input type="checkbox"/> Greenfield %		<input type="checkbox"/> 0 <input type="checkbox"/> Open countryside?							
Present Land Use: Commercial and Industrial uses Adjacent Uses: Mixed commercial and residential				Site appraised for: Residential				Is the site in a Settlement Break?		Would development on this site impact upon the five purposes of the Green Belt?									
												1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>							
				Key Designations: UDP SA1.7 Employment site SA13 Environmental improvements to East End				Adjacent Designations: <ul style="list-style-type: none"> • Employment • Residential 				Cumulative Impact <ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment 				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. <input type="checkbox"/>			
Landscape and Townscape													Biodiversity						
Category 1: Significant Constraints		Grade I Agricultural Land		Forms part of historic East End, and part of a Conservation Area.				Category 1: Significant Constraints		Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		✓		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).					
		Ancient Woodland						Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		Area of High Landscape Value or Significance						Category 2: Significant Constraints		Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)						Category 2: Constraints		Are there any known European protected species/habitats on or adjacent to the site?									
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)													
		Area of Significant Historic Landscape		✓		Adverse impact on Local Geodiversity Site (LGS)						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
						Are there any known UK protected species/habitats on or adjacent to the site?													
						Wildlife Corridor													
						Would the development of the site impact upon the connectivity of habitats?		No.											





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

Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Yes, part of the historic East End and Conservation Area.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			No significant issues identified.	
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	
Flooding				Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Source Protection Zone. Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In an accessible location	Access via frontage with Church Street East. Car parking provision to be provided based on end use.	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion Site not considered developable and it is currently allocated as employment land and has existing tenants.	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development	
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Employment 16 50dppha	Site is considered suitable for development	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Site is not considered suitable for development		

Historic Environment and Culture				Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Incorporates historic village of Burdon (a proposed Conservation Area), which includes Grade 2 listed Burdon Hall.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			The entire site forms a strategic Green Infrastructure corridor linking Houghton and the coast. Rights of Way cross the site.			
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 	Is the proposed development site designated as open space or playing fields? No.	Zero/Low Impact - no or minimal mitigation required			
Flooding Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In a remote location						
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 		
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope				Suitability and Deliverability What is considered suitable on the site? Agriculture and open space How many homes could be provided? 2665 How many jobs could the site provide for? 20dpha						
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site Appraisal Conclusion Site forms a major part of the Green Belt.						
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development 		


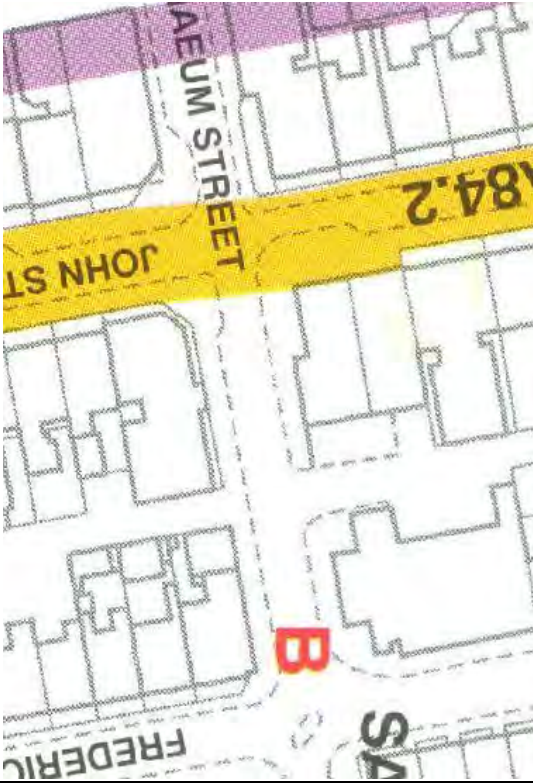


SLR Ref: 659		Site Area: 1.21ha		Site Location: 187-193 High Street West, Sunderland		Brownfield %		100		Greenfield %		0			
SHLAA Ref:						Urban?		✓		Urban fringe?		Open countryside?			
Present Land Use: Vacant and commercial land Adjacent Uses: Commercial buildings				Site appraised for: Residential				Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact			
Site Photos 				UDP Designations Map 				Alteration No.2 Designations Map 				<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>			
Key Designations: Alteration No.2 SA55B.1 Sunside development mixed use, high quality environment				Adjacent Designations: • Commercial • Employment				Cumulative Impact • Subject to Habitats Regulations Assessment				<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>No.</p>			
Landscape and Townscape				Biodiversity				<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>No.</p>				<p>Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).</p>			
Category 1: Significant Constraints		Grade I Agricultural Land		The site lies within the City Centre, which is regarded as an area of higher landscape value.		Category 1: Significant Constraints		Adverse impact on European sites [Bramar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		✓					
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)							
Category 2: Constraints		Area of High Landscape Value or Significance				✓		Adverse impact on Local Nature Reserve (LNR)							
		Tree Preservation Order (TPO)						Adverse impact on Local Wildlife Site (LWS)							
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		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							
								Zero/Low Impact - no or minimal mitigation required							
								Medium Impact - mitigation required		✓					
								High Impact - significant mitigation required				✓			

Historic Environment and Culture		Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? The site partly lies within Old Sunderland Riverside Conservation Area and within settings of grade II listed buildings.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.	
				Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone				Zero/Low Impact - no or minimal mitigation required
Ground Conditions & Contamination		Infrastructure and Services		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 112 103dpha How many jobs could the site provide for?		
		Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Site Appraisal Conclusion Site is considered suitable for development.	Zero/Low Impact - no or minimal mitigation required
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Site Appraisal Conclusion Site is considered suitable for development.		


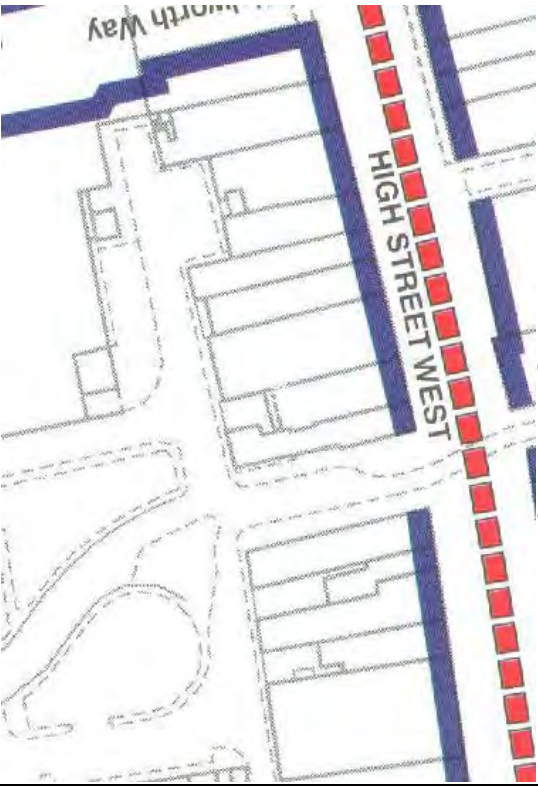
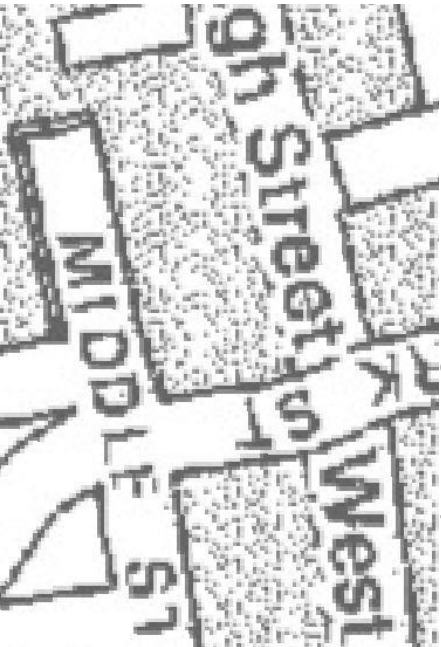

SLR Ref: 660 SHLAA Ref:	Site Area: 0.02 ha	Site Location: 63 Fawcett Street, Sunderland		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield % Urban? <input checked="" type="checkbox"/>	100 Urban fringe?	Greenfield % Open countryside? <input type="checkbox"/>	0 No impact		
Present Land Use: Vacant and commercial land Adjacent Uses: Commercial buildings		Site appraised for: Residential	Is the site in the Green Belt? Break? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					<input type="checkbox"/>	<input type="checkbox"/>
										
		Key Designations: Alteration No.2 SA55B.1 Sunside development mixed use, high quality environment		Adjacent Designations: <ul style="list-style-type: none"> Commercial Employment 		Cumulative Impact Assessment <ul style="list-style-type: none"> Subject to Habitats Regulations 				
Landscape and Townscape										
Category 1: Significant Constraints	Grade I Agricultural Land	The site lies within the City Centre, which is regarded as an area of higher landscape value.								
	Ancient Woodland									
Category 2: Constraints	Area of High Landscape Value or Significance	✓								
	Tree Preservation Order (TPO)									
	Grade 2 or 3a Agricultural Land									
	Area of Significant Historic Landscape	Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required				
Category 1: Significant Constraints		Adverse impact on European sites [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 known European protected species/habitats on or adjacent to the site?		
Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		
Would the development of the site impact upon the connectivity of habitats?		No.								
Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Evidence of priority species roosting in the area.										
		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		✓		

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? The site lies within the Sunnyside Conservation Area and adjacent to Grade II listed buildings.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.			
				Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input checked="" type="checkbox"/>	Low incidence potential of groundwater flooding.	Access arrangements considered in the approved planning application are appropriate to the City Centre area.				
			Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Category 2: Constraints Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In a highly accessible area	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	What is considered suitable on the site? Residential				
			How many homes could be provided? 7				
			How many jobs could the site provide for? 350 dpha				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site Appraisal Conclusion Site has planning approval and is considered suitable for development.			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site is considered suitable for development <input checked="" type="checkbox"/>			
				Site is considered potentially suitable for development <input type="checkbox"/>			
				Site is not considered suitable for development <input type="checkbox"/>			



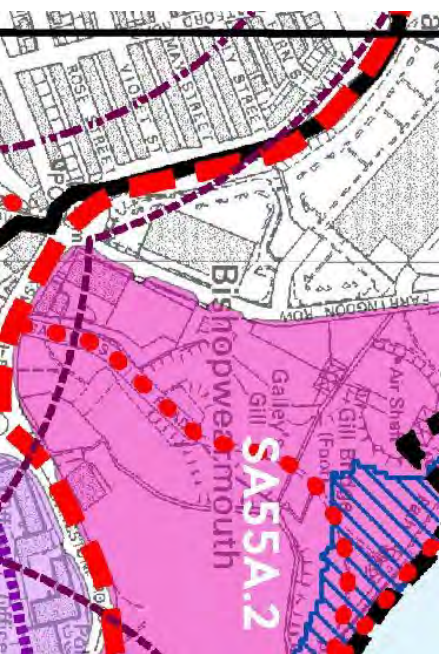

Historic Environment and Culture				Green Infrastructure												
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? The site lies within the Sunnyside Conservation Area and adjacent to Grade II listed buildings.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.	Category 1: Significant Constraints	Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required								
									Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			
Flooding				Infrastructure and Services												
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Low incidence potential of groundwater flooding.	Category 1: Significant Constraints Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In a highly accessible area	Access arrangements considered appropriate to the City Centre area.	Category 1: Significant Constraints	Is the proposed development site designated as open space or playing fields?	No.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required							
										Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Category 2: Constraints	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
Ground Conditions & Contamination																
Site Topography	Predominantly Flat	✓	No significant issues identified.	Suitability and Deliverability	What is considered suitable on the site?	Residential	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development							
	Gentle Slope				How many homes could be provided?	5				250 dpha						
	Undulating				How many jobs could the site provide for?											
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site Appraisal Conclusion Site is considered suitable for development.	Category 1: Significant Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)											
					Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required								
									Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required				
													Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required

SLR Ref: 662		Site Area: 0.02 ha		Site Location: 18 John Street, Sunderland		YES <input type="checkbox"/>		Brownfield %		100		Greenfield %		0					
SHLAA Ref:						NO <input checked="" type="checkbox"/>		Urban?		✓		Urban fringe?		Open countryside?					
Present Land Use: Commercial use		Adjacent Uses: Commercial buildings		Site appraised for: Residential		Is the site in a Settlement Break? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact							
Site Photos				UDP Designations Map				Alteration No.2 Designations Map				1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.							
																			
				Key Designations: Alteration No.2 SA55B.1 Sunside development mixed use, high quality environment				Adjacent Designations: <ul style="list-style-type: none"> Commercial Employment 				Cumulative Impact <ul style="list-style-type: none"> Subject to Habitats Regulations Assessment 							
Landscape and Townscape								Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land		The site lies within the City Centre, which is regarded as an area of higher landscape value.				Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		✓		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Evidence of priority species roosting in the area.					
		Ancient Woodland						Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		Area of High Landscape Value or Significance						✓		Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		✓									
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)											
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)											
								Are there any known UK protected species/habitats on or adjacent to the site?											
								Wildlife Corridor											
								Would the development of the site impact upon the connectivity of habitats?		No.									
												Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			


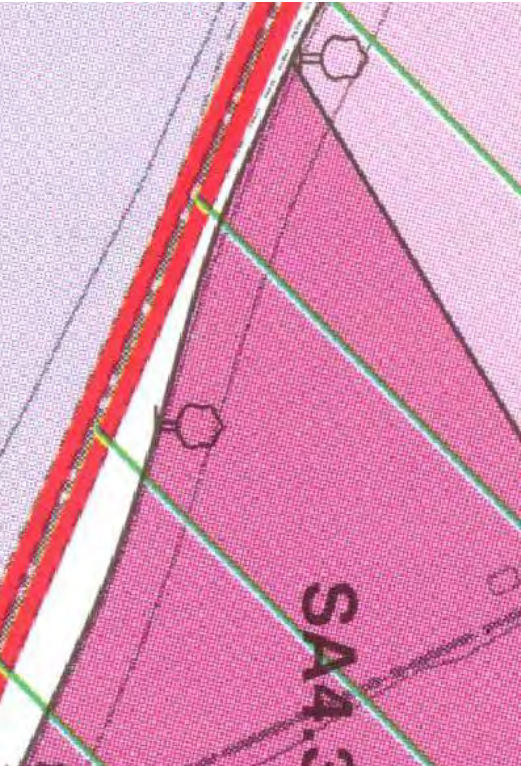
Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? The site lies within the Sunnyside Conservation Area and adjacent to Grade II listed buildings.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.						
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>		Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor								
Flooding				Infrastructure and Services							
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		No significant issues identified.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In a highly accessible area		Access arrangements considered in the approved planning application are appropriate to the City Centre area.						
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		<input checked="" type="checkbox"/>									
Ground Conditions & Contamination				Suitability and Deliverability							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	What is considered suitable on the site? Residential	How many homes could be provided? 10	How many jobs could the site provide for? 500dpha						
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		<input checked="" type="checkbox"/>	Site Appraisal Conclusion Site has planning approval and is considered suitable for development.								
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		<input checked="" type="checkbox"/>									

SLR Ref: 665		Site Area: 0.04 ha		Site Location: 255 Fawcett Street, Sunderland		YES <input type="checkbox"/>		Brownfield %		100		Greenfield %		0					
SHLAA Ref:						NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Urban fringe?		Open countryside?							
Present Land Use: Vacant/commercial property Adjacent Uses: Commercial buildings				Site appraised for: Residential				Is the site in the Green Belt? Break? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.				Impact		No impact	
																			
				Key Designations: Alteration No.2: Policy S2A New retail development will be directed to the retail core. Para 6.23a – encourage residential use in the retail core				Adjacent Designations: <ul style="list-style-type: none"> Commercial Employment 				Cumulative Impact <ul style="list-style-type: none"> Subject to Habitats Regulations Assessment 							
Landscape and Townscape																			
Category 1: Significant Constraints		Grade I Agricultural Land		The site lies within the City Centre, which is regarded as an area of higher landscape value.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).					
		Ancient Woodland						Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		Area of High Landscape Value or Significance								Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)		<input checked="" type="checkbox"/>		Are there any known European protected species/habitats on or adjacent to the site?													
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)													
		Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)													
						Are there any known UK protected species/habitats on or adjacent to the site?													
						Wildlife Corridor													
						Would the development of the site impact upon the connectivity of habitats?		No.											
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact – significant mitigation required							



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

SLR Ref: 726		Site Area: 1.89ha		Site Location: Plot 1, Farringdon Row, Sunderland		Brownfield %		100		Greenfield %		0			
SHLAA Ref:						Urban?		✓		Urban fringe?		Open countryside?			
Present Land Use: Vacant employment land				Site appraised for: Mixed use				Would development on this site impact upon the five purposes of the Green Belt?				Impact			
Adjacent Uses: Employment/ commercial/ greenspace				Site Photos				Alteration No.2 Designations Map				No impact			
												<p>Cumulative Impact</p> <ul style="list-style-type: none"> • Subject to Habitats Regulations Assessment • Within Critical Drainage Area 			
												<p>Key Designations:</p> <ul style="list-style-type: none"> • Alteration No.2 SA55A.2 Residential and employment-led mixed use development on Vaux site. 			
<p>UDP CN23 Wildlife Corridors</p> 				<p>The sites lies within the River Wear Gorge, an area considered to be of higher landscape value, with significant historic value.</p>				<p>Biodiversity</p> <p>Category 1: Significant Constraints</p> <ul style="list-style-type: none"> Adverse impact on European sites [Bramar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? <p>Category 2: Constraints</p> <ul style="list-style-type: none"> Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor 				<p>Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). The site also forms part of the strategic wildlife corridor along the River Wear and partly incorporates Wearmouth Riverside Local Wildlife Site (LWS).</p>			
<p>Category 1: Significant Constraints</p> <ul style="list-style-type: none"> Grade I Agricultural Land Ancient Woodland 								<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>Category 2: Constraints</p> <ul style="list-style-type: none"> Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land 				<p>Area of Significant Historic Landscape</p>				<p>Zero/Low Impact - no or minimal mitigation required</p>				<p>Medium Impact - mitigation required</p>			
				<p>Area of Significant Historic Landscape</p>				<p>Medium Impact - mitigation required</p>				<p>High Impact - significant mitigation required</p>			



Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Yes, original coal staitnes dating back to 1820's	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site partly provides amenity and natural greenspace associated with Festival Park and the riverside walkway. This forms part of the River Wear strategic Green Infrastructure corridor.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area and contains a small area of land affected by 1:100 incidence surface water flooding. Low incidence potential of groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In an accessible location	Traffic impact assessment required. Potential site access changes associated with Sunderland Strategic Transport Corridor Phase 3.
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			
Ground Conditions & Contamination			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Flat plateau areas and steep cliffs. Possible contamination from past industrial uses. Partly landfilled. Pylons affect part of the site.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Mixed uses
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required ✓ Medium Impact - mitigation required High Impact – significant mitigation required ✓	Site Appraisal Conclusion Site is considered suitable for development Site is considered potentially suitable for development ✓ Site is not considered suitable for development	Site is considered suitable for development Site is considered potentially suitable for development ✓ Site is not considered suitable for development



SLR Ref: 727		Site Area: 1.13ha		Site Location: Plot 2, Doxford International, Sunderland		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?		<input checked="" type="checkbox"/>		Open countryside?			
Present Land Use: Vacant employment land												Would development on this site impact upon the five purposes of the Green Belt?				Impact		<input type="checkbox"/>		No impact		<input type="checkbox"/>	
Adjacent Uses: Employment, greenspace, A19																							
Site Photos				Designations Map				Green Belt Separation															
								Cumulative Impact															
				Key Designations: UDP SA4.3 New employment land CN15 Great North Forest				<ul style="list-style-type: none">• Subject to Habitats Regulations Assessment• Within Critical Drainage Area															
				Adjacent Designations: <ul style="list-style-type: none">• Employment• Dual carriageway																			
Landscape and Townscape				Biodiversity																			
Category 1: Significant Constraints		Grade I Agricultural Land		Ancient Woodland		No significant issues identified.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).									
		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)				Adverse impact on Site of Special Scientific Interest (SSSI)															
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Nature Reserve (LNR)															
		Area of Significant Historic Landscape						Are there any known European protected species/habitats on or adjacent to the site?															
								Adverse impact on Local 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		<input checked="" type="checkbox"/>		High Impact - significant mitigation required					




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

SLR Ref: 728		Site Area: 2.39ha		Site Location: Gasometers (Plot 3), Hendon Industrial Estate, Commercial Road, Sunderland		Brownfield %		100		Greenfield %		0			
SHLAA Ref:						Urban?		✓		Urban fringe?		Open countryside?			
Present Land Use: Gasometers / employment land Adjacent Uses: Residential, employment, greenspace				Site appraised for: Employment land				Would development on this site impact upon the five purposes of the Green Belt?				Impact			
Site Photos				Site appraised for: Employment land				1. Check unrestricted sprawl of the built-up area?				□			
				UDP Designations Map				2. Safeguard the countryside from further encroachment?				□			
				Key Designations: UDP SA1.3 Retention of existing employment sites. CN23 Wildlife Corridors				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?				□			
				Adjacent Designations: • Dock railway • Greenspace • Residential • Employment				4. Preserve the special & separate characteristics of historic settlements?				□			
				Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment				5. Assist in the regeneration of the urban area?				□			
Landscape and Townscape				No significant issues identified.				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.							
Category 1: Significant Constraints		Grade I Agricultural Land				Category 1: Significant Constraints		Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		✓		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).			
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)							
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)							
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?							
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		✓					
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)				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			
				Would the development of the site impact upon the connectivity of habitats?				Yes, linked to the coast				✓			
				Would the development of the site impact upon the connectivity of habitats?				Yes, linked to the coast				✓			


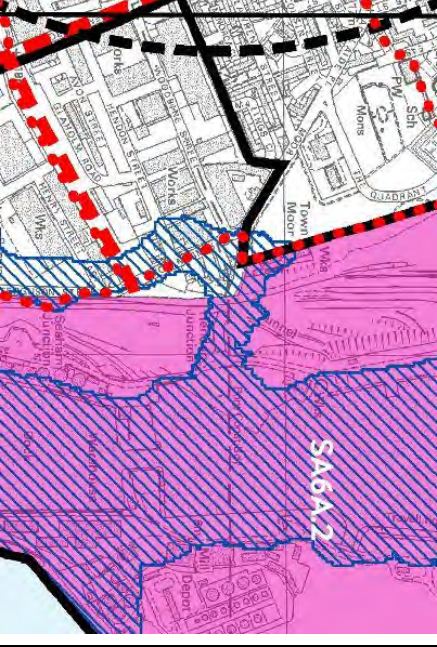

Historic Environment and Culture		Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? One of the Gasometers is Grade II listed. Other local archaeological interest.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms part of the coastal strategic Green Infrastructure corridor.		
				Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site contains pockets of land affected by 1:100 incidence surface water flooding.	Infrastructure and Services Is there road capacity for site traffic generation? <input checked="" type="checkbox"/> Is there water and sewerage capacity for site requirements? <input type="checkbox"/> Is there education/community/health facility capacity for site requirements? <input type="checkbox"/> What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required <input checked="" type="checkbox"/> High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required <input checked="" type="checkbox"/> High Impact – significant mitigation required	Traffic impact assessment required. Potential restricted vehicle turning movements on Commercial Road. Car parking / HGV access to be considered based on end use.		
Ground Conditions & Contamination					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	Suitability and Deliverability What is considered suitable on the site? Mixed use How many homes could be provided? How many jobs could the site provide for?			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>	Site Appraisal Conclusion Blast zone from gas cylinders would need to be removed. Could potentially be deallocated for employment uses due to oversupply in South Sunderland.			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Site is considered suitable for development	Site is considered potentially suitable for development <input checked="" type="checkbox"/> Site is not considered suitable for development		





SLR Ref: 729		Site Area: 0.61ha		Site Location: Plot 1, Leechmere Industrial Estate, Sunderland		YES <input type="checkbox"/>		Brownfield %		Greenfield %		100	
SHLAA Ref:						NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		0		Urban fringe?	
Present Land Use: Vacant employment land		Adjacent Uses: Employment land, residential		Site appraised for: Employment land		Is the site in a Settlement Break?		YES <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact	
Site Photos				Designations Map				NO <input checked="" type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>	
				Key Designations: UDP SA1.4 Employment land		Adjacent Designations:		Green Belt Separation		2. Safeguard the countryside from further encroachment?		<input type="checkbox"/>	
						<ul style="list-style-type: none">• Employment• Commercial• Residential		Cumulative Impact		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?		<input type="checkbox"/>	
						<ul style="list-style-type: none">• Biodiversity / SSSI proximity• Subject to Habitats Regulations Assessment				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"/>	
Landscape and Townscape				Biodiversity									
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). In proximity of ponds, with evidence of priority species in area.	
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)					
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)					
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>			
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)					
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)					
								Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>			
								Wildlife Corridor					
								Would the development of the site impact upon the connectivity of habitats?		No.			
										Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required	
										Medium Impact - mitigation required		High Impact - significant mitigation required	

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

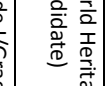
SLR Ref: 730 SHLAA Ref:	Site Area: 3.76ha	Site Location: Plot 2, Former Purdy House, Leechmere Industrial Estate, Sunderland		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	100	Greenfield %	0	
Present Land Use: Vacant employment land Adjacent Uses: Employment, retail, cemetery		Site appraised for: Employment land		Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Urban? <input checked="" type="checkbox"/>	Urban fringe?	Open countryside?	Impact	No impact
Site Photos 		Designations Map 		Green Belt Separation						
		Key Designations: UDP SA1.4 Employment land	Adjacent Designations: • Employment • Commercial • Cemetery • Residential	Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment	<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>					
Landscape and Townscape		No significant issues identified.		Biodiversity						
Category 1: Significant Constraints	Grade I Agricultural Land Ancient Woodland			Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>	Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). In proximity of ponds.			
Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape			Category 2: Constraints	Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
				Would the development of the site impact upon the connectivity of habitats?	No.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<input checked="" type="checkbox"/>	





Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.		
						Category 2: Constraints Grade II listed Building/Structure Conservation Area	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Site contains a small pocket of land that is subject to 1:30 incidence surface water flooding.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Traffic impact assessment required. Car parking provision based on end use. HGV access, turning movements and parking required.		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
Ground Conditions & Contamination							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Plateau site. Possible contamination from previous industrial uses.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered suitable for development	Site is not considered suitable for development		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Identified as available land in ELR, recommended for retention.	Site is considered potentially suitable for development	Site is not considered suitable for development			

SLR Ref: 736		Site Area: 5.84ha		Site Location: Port of Sunderland		Brownfield %		100		Greenfield %		0			
SHLAA Ref:						Urban?		✓		Urban fringe?		Open countryside?			
Present Land Use: Operational Port		Adjacent Uses: Employment		Site appraised for: Employment land		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?			
Site Photos				Designations Map		Green Belt Separation				1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>			
		Key Designations:		Adjacent Designations:		Cumulative Issues		<ul style="list-style-type: none"> • Subject to Habitats Regulations Assessment 		2. Safeguard the countryside from further encroachment?		<input type="checkbox"/>			
		UDP SA2 Port operations		River Wear						3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor?		<input type="checkbox"/>			
		CN23 Wildlife corridor		Railway sidings						4. Preserve the special & separate characteristics of historic settlements?		<input type="checkbox"/>			
		B14 Areas of potential Archaeological Importance		Greenpace						5. Assist in the regeneration of the urban area?		<input type="checkbox"/>			
		EC9, L12 Seafloor & Coast								Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		<input type="checkbox"/>			
Landscape and Townscape				Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		✓		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). The site also lies in close proximity to ponds with evidence of priority species roosting in the area.					
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)		✓							
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?		✓							
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)		✓							
		Area of Significant Historic Landscape		✓		Adverse impact on Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
				Zero/Low Impact - no or minimal mitigation required		Are there any known UK protected species/habitats on or adjacent to the site?		✓		Medium Impact - mitigation required		High Impact - significant mitigation required			
				Medium Impact - mitigation required		Wildlife Corridor		✓		High Impact - significant mitigation required		High Impact - significant mitigation required			
				High Impact - significant mitigation required		Would the development of the site impact upon the connectivity of habitats?		Yes		High Impact - significant mitigation required		High Impact - significant mitigation required			


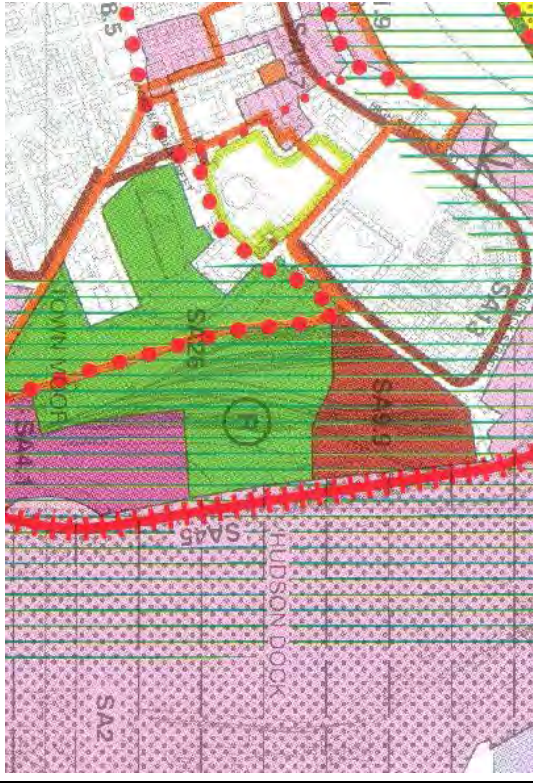

Historic Environment and Culture			Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? The site contains significant local archaeological interest, and lies adjacent to the listed South Pier.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The Port forms part of the strategic River Wear and coastal GI corridors.				
						Medium Impact - mitigation required 	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)			Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor						
						Zero/Low Impact - no or minimal mitigation required	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required	High Impact – significant mitigation required
Flooding Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?						
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line (+10m buffer zone)	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	Parts of the site lie within Flood Risk Zone 3B. Part of the site also provides a Sewage Treatment Works.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 	Traffic impact assessment required. Heavy goods rail line reopened. Access to strategic road network for goods delivered to Port. Phase 5 of Sunderland Strategic Transport Corridor will improve highway access to south.			
							Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
							Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
							Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
							Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?			Employment						
Site Appraisal Conclusion Identified for further consideration, likely to be retained for employment uses.			Site is considered suitable for development						
			Site is considered potentially suitable for development 						
			Site is not considered suitable for development						

Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological interest.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The Port forms part of the strategic River Wear and coastal GI corridors.
Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>
Impact Assessment: Zero/Low Impact - no or minimal mitigation required	Impact Assessment: Medium Impact - mitigation required	Impact Assessment: High Impact – significant mitigation required	Impact Assessment: Zero/Low Impact - no or minimal mitigation required
Category 2: Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Does the site have any historical or archaeological significance? Local archaeological interest.	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Traffic impact assessment required. Access to strategic road network for goods delivered to Port. Access to be provided via main vehicular entrance to Port.
Impact Assessment: Zero/Low Impact - no or minimal mitigation required			
Category 1: Significant Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	<input checked="" type="checkbox"/>
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	Site Appraisal Conclusion Requires further policy consideration but likely to be retained for employment use	Site Appraisal Conclusion Site is considered suitable for development
Ground Conditions & Contamination Site lies within an HSE Outer blast zone, relating to the port's petroleum depot. Possible contamination from previous industrial uses.	<input checked="" type="checkbox"/>	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Suitability and Deliverability Employment Site is considered potentially suitable for development
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	Site Appraisal Conclusion Requires further policy consideration but likely to be retained for employment use	Site Appraisal Conclusion Site is not considered suitable for development
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>	Site Appraisal Conclusion Requires further policy consideration but likely to be retained for employment use	Site Appraisal Conclusion Site is considered suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	Site Appraisal Conclusion Requires further policy consideration but likely to be retained for employment use	Site Appraisal Conclusion Site is not considered suitable for development



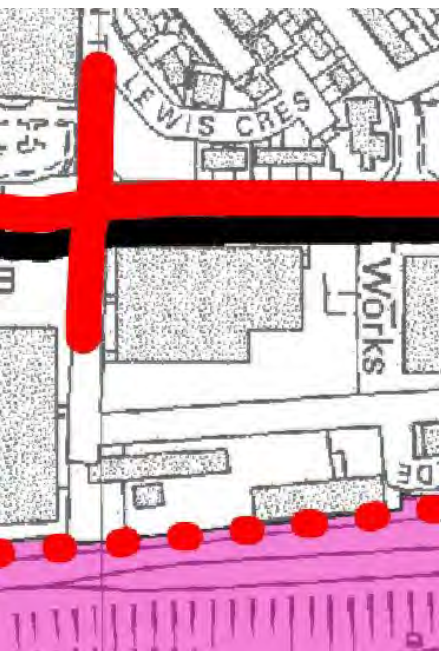
Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms the edge of the coastal Green Infrastructure corridor.	
Flooding					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Site contains a small pocket of land that is subject to 1:30 incidence surface water flooding. Also subject to lower incidence groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Plot 1 approved for retail store. Access to Plot 2 restricted with no highway access available via A1018 or B1495.	
Ground Conditions & Contamination					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Mixed uses	
Category 2: Constraints					
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site Appraisal Conclusion Site is potentially suitable for mixed use development.		
			Site is considered suitable for development 		
			Site is considered potentially suitable for development 		
			Site is not considered suitable for development		






SLR Ref: 739	Site Area: 0.90ha	Site Location: Plot 3, Salterfen, Ryhope Road, Sunderland		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	100	Greenfield %	0	
SHLAA Ref:						Urban?	<input checked="" type="checkbox"/>	Urban fringe?		Open countryside?
Present Land Use: Vacant mixed use land						Would development on this site impact upon the five purposes of the Green Belt?				
Adjacent Uses: Commercial, residential						Impact				
Site Photos				Is the site in a Settlement Break?		Green Belt Separation				
				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/>				
				Key Designations:		Cumulative Impact				
				UDP SAS.3 Mixed use site		<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 				
				Adjacent Designations:						
				<ul style="list-style-type: none"> Retail Commercial Residential GreenSpace 						
Landscape and Townscape										
Category 1: Significant Constraints		Grade I Agricultural Land				No significant issues identified.				
		Ancient Woodland								
		Area of High Landscape Value or Significance								
		Tree Preservation Order (TPO)								
Category 2: Constraints		Area of High Landscape Value or Significance				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>				
		Grade 2 or 3a Agricultural Land								
		Area of Significant Historic Landscape								
Biodiversity										
Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).				
		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. <input checked="" type="checkbox"/>				
		High Impact - significant mitigation required <input checked="" type="checkbox"/>								





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

SLR Ref: 753		Site Area: 4.96ha		Site Location: Plot 2, Port/Hendon Sidings, Prospect Row, East End, Sunderland.		Brownfield %		100		Greenfield %		0			
SHLAA Ref:						Urban?		✓		Urban fringe?		Open countryside?			
Present Land Use: Vacant employment land		Adjacent Uses: Residential and Port		Site appraised for: Employment land		Is the site in the Green Belt?		NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact			
Site Photos		Designations Map		Green Belt Separation		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?		□			
				Key Designations: UDP SA9.9 Residential SA26 Town Moor SA4.1 New employment land CN23 Wildlife corridor		Adjacent Designations: • Port • Residential • Greenspace		Cumulative Issues • Subject to Habitats Regulations Assessment				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?		□			
Landscape and Townscape										4. Preserve the special & separate characteristics of historic settlements?		□			
Category 1: Significant Constraints		Grade I Agricultural Land		The Port area provides a significant historic landscape, dating back to the mid-19 th Century.		Biodiversity				5. Assist in the regeneration of the urban area?		□			
		Ancient Woodland				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		✓		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.			
		Area of High Landscape Value or Significance				Adverse impact on Site of Special Scientific Interest (SSSI)									
		Tree Preservation Order (TPO)				Adverse impact on Local Nature Reserve (LNR)									
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Local Wildlife Site (LWS)		✓		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). The site forms part of a proposed Local Wildlife Site, with priority habitat and species on site.					
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Geodiversity Site (LGS)		✓							
		Area of Significant Historic Landscape				Are there any known UK protected species/habitats on or adjacent to the site?		✓		Zero/Low Impact - no or minimal mitigation required					
						Wildlife Corridor		✓		Medium Impact - mitigation required					
						Would the development of the site impact upon the connectivity of habitats?		Yes		High Impact – significant mitigation required		✓			


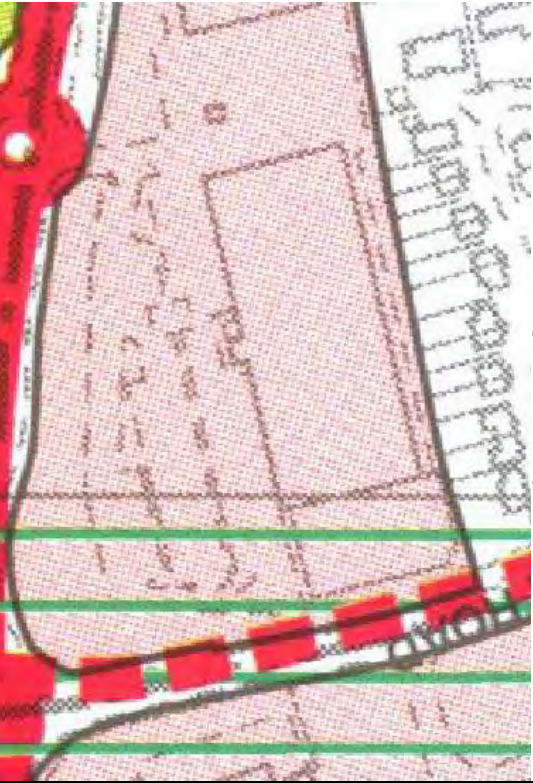
Historic Environment and Culture		Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Site originally formed part of the Town Moor.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The Port forms part of the strategic coastal GI corridor. It provides high quality natural greenspace for the area.		
				Category 2: Constraints Grade II listed Building/Structure Conservation Area	
Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>		
Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Zero/Low Impact - no or minimal mitigation required		
Category 2: Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Site lies within area of lower incidence groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	No. <input checked="" type="checkbox"/>		
Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
Ground Conditions & Contamination		Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)	Site lies within an HSE Outer blast zone (and the southern part within a middle blast zone), relating to the port's petroleum depot. Probable contamination from previous industrial uses.	Site Appraisal Conclusion			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		<input checked="" type="checkbox"/>	Needs further policy consideration but likely to be retained for employment uses	Site is considered suitable for development	Site is considered potentially suitable for development

SLR Ref: 757		Site Area: 1.15ha		Site Location: Hendon Industrial Estate, Plot 7, Commercial Rd, Sunderland		YES <input type="checkbox"/>		Brownfield %		100		Greenfield %		0			
SHLAA Ref:						NO <input checked="" type="checkbox"/>		Urban?		Urban fringe?		Open countryside?					
Present Land Use: Vacant employment land						YES <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact					
Adjacent Uses: Employment, residential						NO <input checked="" type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>		<input type="checkbox"/>					
Site Photos				UDP Designations Map				Alteration No. 2 Designations Map				<p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>					
																	
				Key Designations: UDP SA1.3 Employment areas to be retained CN23 Wildlife Corridors				Adjacent Designations:									
				<ul style="list-style-type: none"> • Employment land • Residential 				Cumulative Impact									
				<ul style="list-style-type: none"> • Subject to Habitats Regulations Assessment • Within Critical Drainage Area 													
Landscape and Townscape						Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). The site also lies in close proximity to ponds with evidence of priority species in area.					
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>							
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>							
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>							
				Zero/Low Impact - no or minimal mitigation required				Are there any known UK protected species/habitats on or adjacent to the site?				<input checked="" type="checkbox"/>					
				Medium Impact - mitigation required				Wildlife Corridor				<input checked="" type="checkbox"/>					
				High Impact - significant mitigation required				Would the development of the site impact upon the connectivity of habitats?				No.					
				Zero/Low Impact - no or minimal mitigation required								<input checked="" type="checkbox"/>					
				Medium Impact - mitigation required													
				High Impact - significant mitigation required								<input checked="" type="checkbox"/>					







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



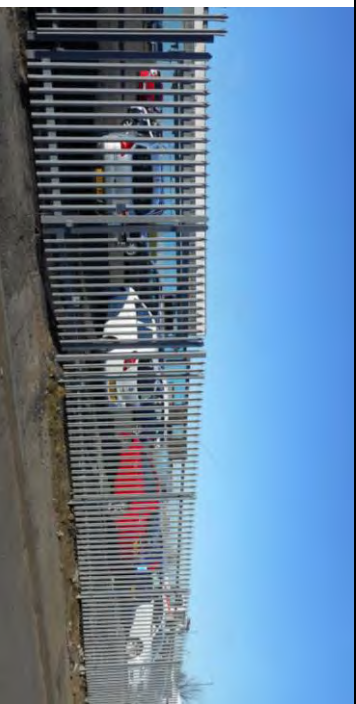
SLR Ref: 758		Site Area: 0.12ha									
SHLAA Ref:											
Present Land Use: Vacant employment land				Adjacent Uses: Employment land, residential							
Site Photos				Site appraised for: Employment land							
											
				Key Designations: UDP SA1.4 Employment land							
				Adjacent Designations:							
				<ul style="list-style-type: none"> • Employment • Commercial • Residential 							
				Cumulative Impact							
				<ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment 							
Landscape and Townscape											
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.							
		Ancient Woodland									
Category 2: Constraints		Area of High Landscape Value or Significance									
		Tree Preservation Order (TPO)									
		Grade 2 or 3a Agricultural Land									
		Area of Significant Historic Landscape									
				Zero/Low Impact - no or minimal mitigation required							
				Medium Impact - mitigation required							
				High Impact - significant mitigation required							
				Would the development of the site impact upon the connectivity of habitats?							
				No.							
Biodiversity											
Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). In proximity of ponds, with evidence of priority species in area.							
		Adverse impact on Site of Special Scientific Interest (SSSI)									
		Adverse impact on Local Nature Reserve (LNR)									
		Are there any known European protected species/habitats on or adjacent to the site?									
Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)									
		Adverse impact on Local Geodiversity Site (LGS)									
		Are there any known UK protected species/habitats on or adjacent to the site?									
		Wildlife Corridor									
				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.							
Brownfield %											
		Urban?		Urban fringe?		Open countryside?					
		✓									
		0									
		100									
Green Belt Separation											
<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>											
<p>Impact</p> <p>No impact</p>											


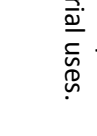



Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance?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



SLR Ref: 760		Site Area: 1.23ha		Site Location: Former B&Q site, Leechmere Road, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?			
SHLAA Ref:						YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		100 <input type="checkbox"/>		0 <input type="checkbox"/>			
Present Land Use: Vacant retail land				Adjacent Uses: Employment, residential, greenspace				Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>			
Site Photos				Designations Map				Green Belt Separation		2. Safeguard the countryside from further encroachment? <input type="checkbox"/>		Impact <input type="checkbox"/>			
								YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/>		No impact <input type="checkbox"/>			
Key Designations: UDP SAS.3 Mixed use site				Adjacent Designations:				Cumulative Impact <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		<input type="checkbox"/>			
Landscapes and Townscape				Biodiversity											
Category 1: Significant Constraints		Grade 1 Agricultural Land		No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		✓		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).	
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)							
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)							
		Tree Preservation Order (TPO)		Are there any known European protected species/habitats on or adjacent to the site?				Adverse impact on Local Geodiversity Site (LWS)							
		Grade 2 or 3a Agricultural Land		Are there any known UK protected species/habitats on or adjacent to the site?				Adverse impact on Local Wildlife Site (LWS)							
		Area of Significant Historic Landscape		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		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Infrastructure and Services Is there road capacity for site traffic generation? <input checked="" type="checkbox"/> Is there water and sewerage capacity for site requirements? <input type="checkbox"/> Is there education/community/health facility capacity for site requirements? <input type="checkbox"/> What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Suitability and Deliverability What is considered suitable on the site? Mixed use How many homes could be provided? How many jobs could the site provide for?		
Ground Conditions & Contamination Site Topography Predominantly Flat <input checked="" type="checkbox"/> Gentle Slope Undulating Steep Slope			Site Appraisal Conclusion Site considered suitable for mixed use development.		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Site is considered suitable for development <input checked="" type="checkbox"/>		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site is considered potentially suitable for development		
			Site is not considered suitable for development		
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"/>			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			High Impact – significant mitigation required		


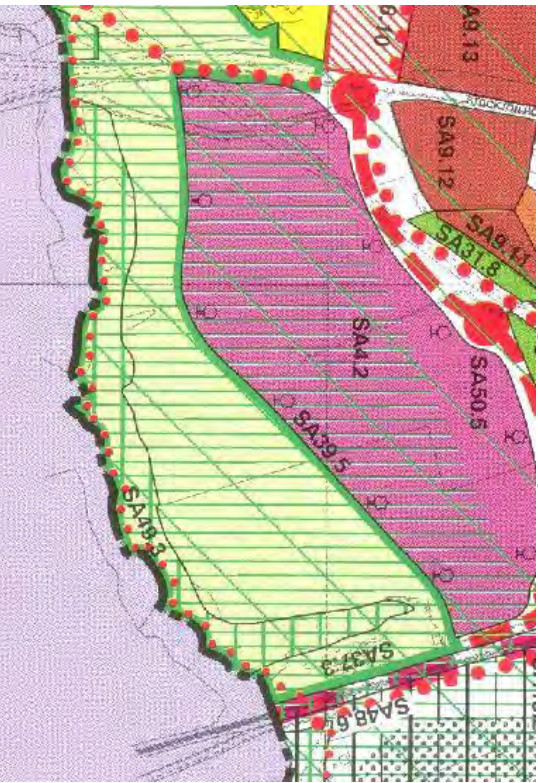
Historic Environment and Culture		Does the site have any historical or archaeological significance? Local archaeological importance.			Green Infrastructure		No significant issues identified.											
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated)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








SLR Ref: 777		Site Area: 0.91ha		Site Location: Hendon Industrial Estate, Plot 8, Commercial Rd, Sunderland		YES <input type="checkbox"/>		Brownfield %		100		Greenfield %		0			
SHLAA Ref:						NO <input checked="" type="checkbox"/>		Urban?		Urban fringe?		Open countryside?					
Present Land Use: Vacant employment land						YES <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact					
Adjacent Uses: Employment						NO <input checked="" type="checkbox"/>											
Site Photos				UDP Designations Map													
																	
				Key Designations: UDP SA1.3 Employment areas to be retained CN23 Wildlife Corridors													
																	
Landscapes and Townscape								Biodiversity									
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). The site also lies in close proximity to ponds with evidence of priority species in area.			
		Ancient Woodland						Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)		<input type="checkbox"/>					
Category 2: Constraints		Area of High Landscape Value or Significance								Adverse impact on Local Nature Reserve (LNR)		<input type="checkbox"/>					
		Tree Preservation Order (TPO)								Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>					
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>							
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>							
								Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>							
								Wildlife Corridor		<input checked="" type="checkbox"/>							
								Would the development of the site impact upon the connectivity of habitats?		No.							
												Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
												<input checked="" type="checkbox"/>					


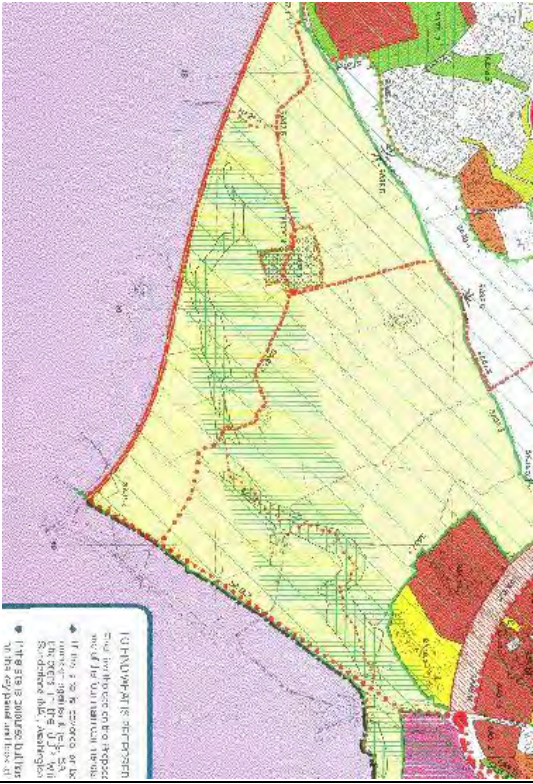
Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance?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





SLR Ref: 824		Site Area: 7.90ha		Site Location: Green Belt between Cherry Knowle Hospital and Tunstall Bank, Burdon Lane, Ryhope, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		100							
SHLAA Ref:						YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Urban? <input type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input checked="" type="checkbox"/>							
Present Land Use: Grazing land		Adjacent Uses: Agriculture, residential		Site appraised for: Potential development		Is the site in a Settlement Break?		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact							
Site Photos 				Designations Map 				Green Belt Separation This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Sunderland with Seaham. This field holds a prominent position in the Limestone landscape, offering views in all directions, and forms part of a wildlife and green infrastructure corridor.		1. Check unrestricted sprawl of the built-up area? <input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>					
				Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest SA38.5 Key viewpoints				Adjacent Designations: • Green Belt • Agriculture • Residential				2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/>		<input type="checkbox"/>					
								Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • School capacity				3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmooor? <input checked="" type="checkbox"/>		<input type="checkbox"/>					
Landscape and Townscape				Evidence of higher quality agricultural land adjacent to this area. Key viewpoints identified from this area.				Biodiversity				4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>				<input checked="" type="checkbox"/>			
Category 1: Significant Constraints		Grade I Agricultural Land						Category 1: Significant Constraints				Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site also incorporates or lies in close proximity to ponds and LWS, with European protected species present in area.							
		Ancient Woodland						Category 1: Significant Constraints											
		Area of High Landscape Value or Significance						Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] <input checked="" type="checkbox"/>											
Category 2: Constraints		Tree Preservation Order (TPO)		Adverse impact on Site of Special Scientific Interest (SSSI) <input checked="" type="checkbox"/>				Adverse impact on Local Nature Reserve (LNR) <input type="checkbox"/>				Adverse impact on Local Wildlife Site (LWS) <input checked="" type="checkbox"/>							
		Grade 2 or 3a Agricultural Land		Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/>				Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/>				Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/>				Wildlife Corridor <input checked="" type="checkbox"/>			
		Area of Significant Historic Landscape		Adverse impact on Local Wildlife Site (LWS) <input checked="" type="checkbox"/>				Adverse impact on Local Wildlife Site (LWS) <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							

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


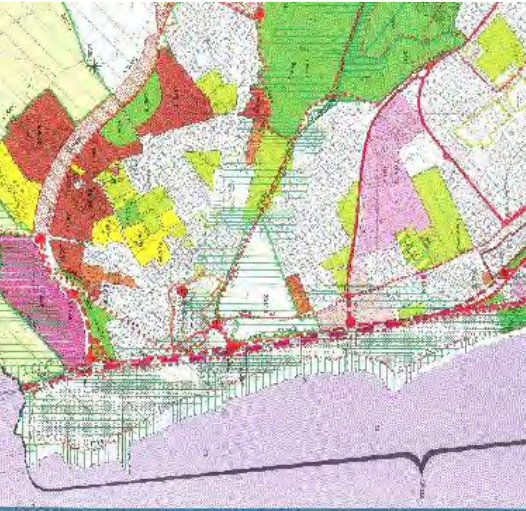
SLR Ref: 825		Site Area: 20.85ha		Site Location: Land south of Willow Farm incorporating Ryhope Dene, Ryhope, Sunderland		YES <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100		Open countryside?		<input checked="" type="checkbox"/>	
SHLAA Ref:						NO <input type="checkbox"/>		Urban?				Urban fringe?				Impact		No impact	
Present Land Use: Agriculture and woodland						YES <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?											
Adjacent Uses: Agriculture and woodland						NO <input checked="" type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?											
Site Photos								Green Belt Separation				2. Safeguard the countryside from further encroachment?							
								Key Designations:				Is the site in a Settlement Break?				3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?			
				<ul style="list-style-type: none"> UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors SA39.5 New tree belts CN21 Local Wildlife Sites 				<ul style="list-style-type: none"> Woodland Agriculture 				This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Sunderland with Seaham.				4. Preserve the special & separate characteristics of historic settlements?			
Landscape and Townscape				<ul style="list-style-type: none"> Cumulative Impacts Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 				<ul style="list-style-type: none"> Green Belt Ancient Woodland Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape 				This field forms a key part of a wildlife and green infrastructure corridor and includes a Local Wildlife Site, (consisting of Ancient Semi-Natural Woodland) as well as an important buffer zone between this protected area and nearby urban development. Furthermore, this Field also lies within 1 km of coastline, which is internationally protected in terms of wildlife habitat and species.				5. Assist in the regeneration of the urban area?			
				Much of the site consists of Grade 2 or 3a agricultural land. The Denes consist of Ancient Semi-Natural Woodland.								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							
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Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Local archaeological significance.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms a central part of a strategic Green Infrastructure corridor linking the coast inland towards Houghton and Hetton.		
	Grade II listed Building/Structure							
Flooding				Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		A small part of the site is affected by 1:30 incidence surface water flooding. Flood Risk Zones affect the Dene. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation?				
					Is there water and sewerage capacity for site requirements?			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required		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		
					Is there education/community/health facility capacity for site requirements?			
					Is there water and sewerage capacity for site requirements?			
					Medium Impact - mitigation required			
					High Impact – significant mitigation required			
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Flat plateau with incised dene. The western part of the site is affected by the alignment of a major gas pipeline.		What is considered suitable on the site?	Agriculture			
					How many homes could be provided?			
					How many jobs could the site provide for?			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site Appraisal Conclusion Site forms part of the Green Belt.				
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)								

SLR Ref: 826		Site Area: 102.40ha		Site Location: Cherry Knowle Dene and Burdon Dene, Burdon, Sunderland		YES <input checked="" type="checkbox"/>		Brownfield % 0		Greenfield % 100									
SHLAA Ref:						NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside? <input checked="" type="checkbox"/>							
Present Land Use: Agricultural land, wildlife dene Adjacent Uses: Agriculture and woodland				Site appraised for: Potential development				Is the site in the Green Belt?		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact					
Site Photos 				Designations Map 				Is the site in a Settlement Break?		1. Check unrestricted sprawl of the built-up area?		<input checked="" type="checkbox"/>		<input type="checkbox"/>					
				Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors CN21 Local Wildlife Sites				Adjacent Designations: • Woodland • Agriculture • Dual carriageway				This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Sunderland with Seaham.		2. Safeguard the countryside from further encroachment?		<input checked="" type="checkbox"/>		<input type="checkbox"/>	
								Cumulative Impacts • Subject to Habitats Regulations Assessment				This Field forms a key part of a wildlife and green infrastructure corridor and includes Local Wildlife Sites, (consisting of Ancient Semi-Natural Woodland). Furthermore, this Field also lies within 2 km of coastline, which is internationally protected in terms of wildlife habitat and species.		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"/>	
Landscape and Townscape				Agricultural land quality not known but nearby fields indicate existence of Grade 2 or 3a quality land. The Denes consist of Ancient Semi-Natural Woodland.				Category 1: Significant Constraints				The eastern part of this area provides a sustainable urban drainage system (SUDS) for the Cherry Knowle Hospital redevelopment. In landscape terms, it forms part of the Coastal Limestone Plateau.		4. Preserve the special & separate characteristics of historic settlements?		<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Category 1: Significant Constraints		Grade 1 Agricultural Land		<input type="checkbox"/>		Category 1: Significant Constraints				Adverse impact on European sites [Ramgar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>		5. Assist in the regeneration of the urban area?		<input checked="" type="checkbox"/>			
		Ancient Woodland		<input checked="" type="checkbox"/>		Category 2: Constraints				Adverse impact on Site of Special Scientific Interest (SSSI)		<input checked="" type="checkbox"/>		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		<input type="checkbox"/>			
Category 2: Constraints		Area of High Landscape Value or Significance		<input type="checkbox"/>		Adverse impact on Local Nature Reserve (LNR)		<input type="checkbox"/>		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Tree Preservation Order (TPO)		<input type="checkbox"/>		Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>		Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Grade 2 or 3a Agricultural Land		<input type="checkbox"/>		Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Area of Significant Historic Landscape		<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		Medium Impact - mitigation required		High Impact - significant mitigation required	
								Biodiversity				Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also forms part of a strategic wildlife corridor linking the coast inland towards Houghton and Hetton. Site incorporates Ancient Semi-Natural Woodland and LWS sites and is in close proximity to ponds.							

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms a central part of a strategic Green Infrastructure corridor linking the coast inland towards Houghton and Hetton. It incorporates two wildlife Denes as well as providing part of National Cycle Route 1 (following the former Seaton Bank railway line).	Zero/Low Impact - no or minimal mitigation required
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)			Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor		Zero/Low Impact - no or minimal mitigation required
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Flood Risk Zones affect the Dene. A small part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation?		Zero/Low Impact - no or minimal mitigation required
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		
Ground Conditions & Contamination			Suitability and Deliverability		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Undulating landscape with incised dene. Pylons cross the far west as well as the eastern part of the area.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture / natural greenspace	Zero/Low Impact - no or minimal mitigation required
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Site Appraisal Conclusion Site forms part of the Green Belt.	Medium Impact - mitigation required	High Impact - significant mitigation required
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)					High Impact - significant mitigation required

Historic Environment and Culture				Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms a Green Infrastructure corridor linking the coast to the Tunstall Hills and Silksworth. National Cycle Route No.1 passes through the site. Football pitches are provided west of Black Road, and Rugby is provided for to the east of Ryhope Road.								
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required						
Flooding				Infrastructure and Services								
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Part of the area is 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?	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required						
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required	High Impact - significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required						
Ground Conditions & Contamination												
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Previous industrial use, contaminants could be present. Part of the land to the east of Ryhope Road is a Coal Referral Area.	Site Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture / sports pitches / allotments	Not suitable for development, forms a significant area of Settlement Break	Site is considered suitable for development	Site is not considered suitable for development					
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Not suitable for development, forms a significant area of Settlement Break	Site is considered suitable for development	Site is not considered suitable for development					
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Not suitable for development, forms a significant area of Settlement Break	Site is considered suitable for development	Site is not considered suitable for development					

SLR Ref: 862		Site Area: 89.68ha		Site Location: Coastal strip at Grangetown and Ryhope, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		100			
SHLAA Ref:						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input type="checkbox"/> Urban fringe? <input checked="" type="checkbox"/> Open countryside?		<input type="checkbox"/> Impact <input type="checkbox"/> No impact					
Present Land Use: Agriculture and greenspace				Adjacent Uses: Housing, railway, beach				Site appraised for: Potential development							
Site Photos				Designations Map				Is the site in a Settlement Break?							
								Key Designations: UDP EC9, L12 Seafront/coast CN21 Local Wildlife Sites CN23 Wildlife Corridors B14 Areas of Potential Archaeological Importance							
Adjacent Designations:				<ul style="list-style-type: none"> • Beach • Residential • Operational railway 				Cumulative Impact <ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • School capacity 							
Landscape and Townscape															
Category 1: Significant Constraints		Grade 1 Agricultural Land				The coastline is considered to be an area of higher landscape importance. Most of the agricultural land is classed as higher Grade 2 or 3A.		Category 1: Significant Constraints		Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>			
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)		<input checked="" type="checkbox"/>					
Category 2: Constraints		Area of High Landscape Value or Significance		<input checked="" type="checkbox"/>				Adverse impact on Local Nature Reserve (LNR)							
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>					
		Grade 2 or 3a Agricultural Land		<input checked="" type="checkbox"/>		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>		Adverse impact on Local Geodiversity Site (LGS)					
		Area of Significant Historic Landscape				Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>		Wildlife Corridor		<input checked="" type="checkbox"/>			
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
								<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>			
								Would the development of the site impact upon the connectivity of habitats?				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
												<input checked="" type="checkbox"/>			
Site forms the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA), as the coastline has European SAC, SPA and Ramsar protection, and is a SSSI.															

Historic Environment and Culture			Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms a strategic Green Infrastructure corridor along the coastline, and incorporates the National Coastal Footpath. Natural greenspace exists along the cliffs and inland at the dunes.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)							<input checked="" type="checkbox"/>
Category 2: Constraints Grade II listed Building/Structure Conservation Area			Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment					
Flooding			Infrastructure and Services					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input checked="" type="checkbox"/>	The cliffs (and Ryhope Dene) are naturally subject to Flood Risk Zones. There are also minor areas affected by 1:30 incidence surface water flooding. Lower incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? <input type="checkbox"/>	Is the proposed development site designated as open space or playing fields? No.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	<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"/>
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	High Impact – significant mitigation required	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
	<input checked="" type="checkbox"/>							High Impact – significant mitigation required
	<input checked="" type="checkbox"/>							
	<input checked="" type="checkbox"/>							
Ground Conditions & Contamination			Suitability and Deliverability					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	Part of the coastline to the south has been subject to landfill / waste, and this has been a particular problem as the coastline has retreated.	What is considered suitable on the site? <input type="checkbox"/> Agriculture / natural greenspace	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required				High Impact – significant mitigation required	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	Medium Impact - mitigation required	High Impact – significant mitigation required	Not suitable for development – open countryside of high landscape value, forming strategic Green Infrastructure and wildlife corridors, and protected wildlife sites.	<input checked="" type="checkbox"/>			