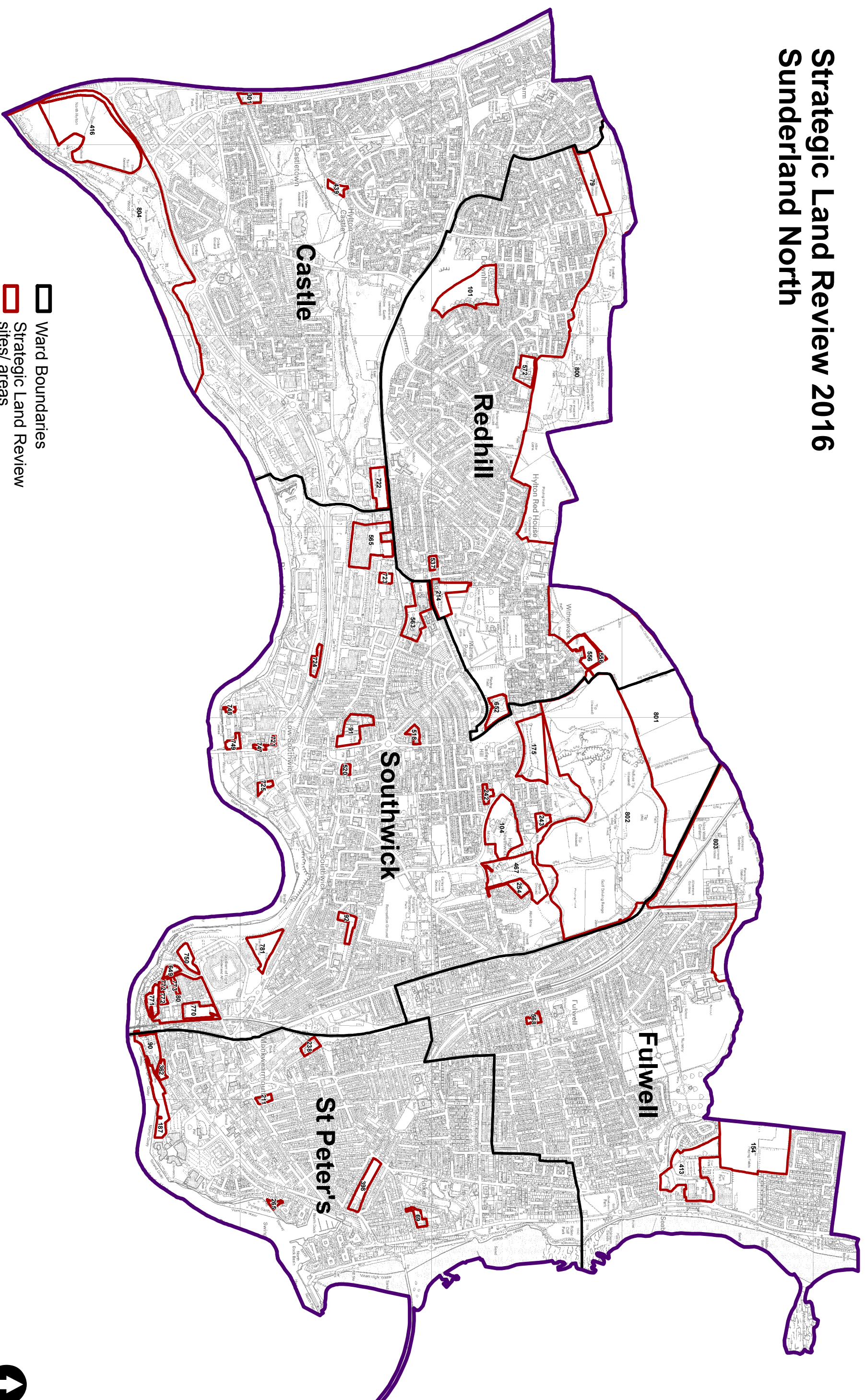


Strategic Land Review

North

May 2016



Strategic Land Review 2016 Sunderland North




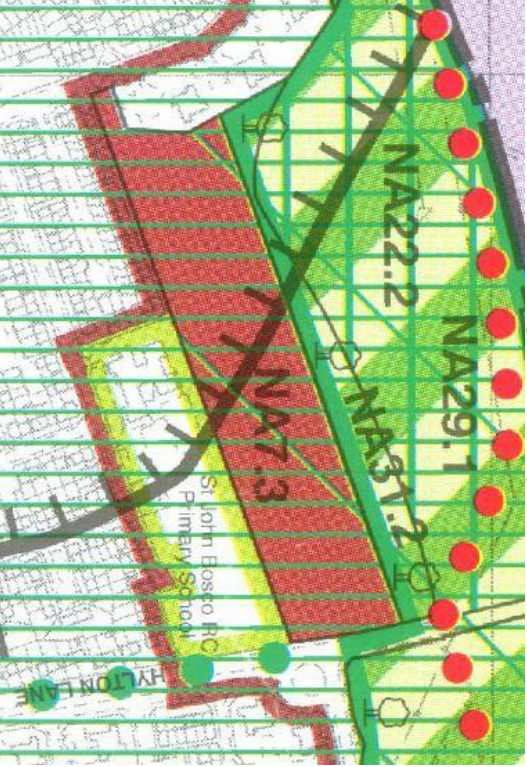
0 95 190 380 570 760
Metres





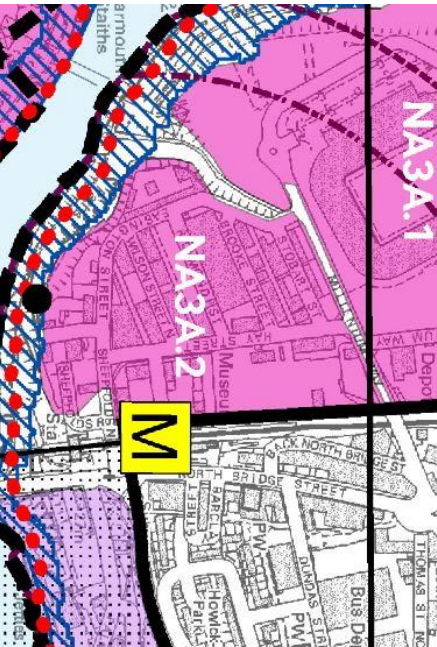
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sunderland City Council 100015385 Published 2016.

SLR Ref:		Site Area: 0.46ha		Site Location: Rear of St George's Terrace		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0					
SHLAA Ref: 69												Urban?		<input checked="" type="checkbox"/>		Urban fringe?		<input type="checkbox"/>		Open countryside?		<input type="checkbox"/>	
Present Land Use: Garage, vacant land		Adjacent Uses: Housing		Site appraised for: Residential																			
Site Photos				Designations Map				Cumulative Impact															
								Key Designations: UDP EN10 White Land B4/6/7 Conservation Area CN23 Wildlife Corridors EC9, L12 Seafront and Coast				Adjacent Designations: <ul style="list-style-type: none"> Residential Commercial 				<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area 							
Landscape and Townscape				Biodiversity																			
Category 1: Significant Constraints		Grade 1 Agricultural Land		Ancient Woodland		No significant issues identified.		Category 1: Significant Constraints		Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Would impact on priority species, including breeding birds. Site also lies in close proximity to ponds.									
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Adverse impact on Site of Special Scientific Interest (SSSI)		<input checked="" type="checkbox"/>															
		Grade 2 or 3a Agricultural Land		Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>																	
		Area of Significant Historic Landscape		Adverse impact on Local Nature Reserve (LNR)		<input type="checkbox"/>																	
				Are there any known UK protected species/habitats on or adjacent to the site?		<input type="checkbox"/>																	
				Wildlife Corridor		<input checked="" type="checkbox"/>																	
				Would the development of the site impact upon the connectivity of habitats?		Yes																	
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		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	


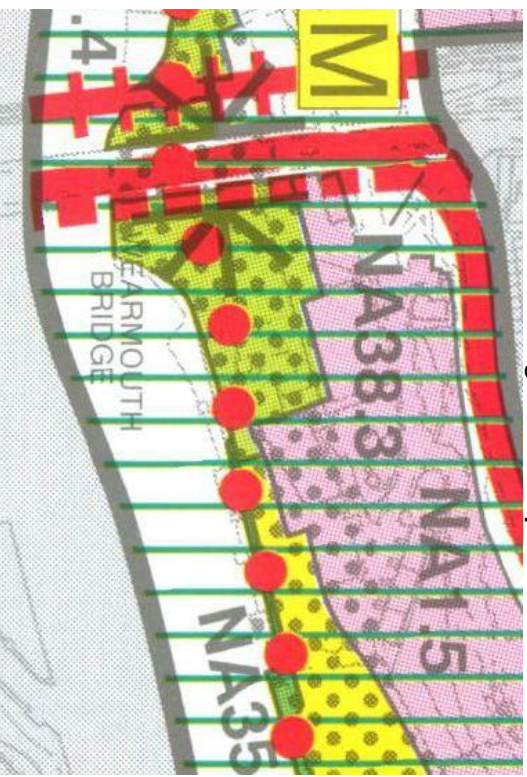
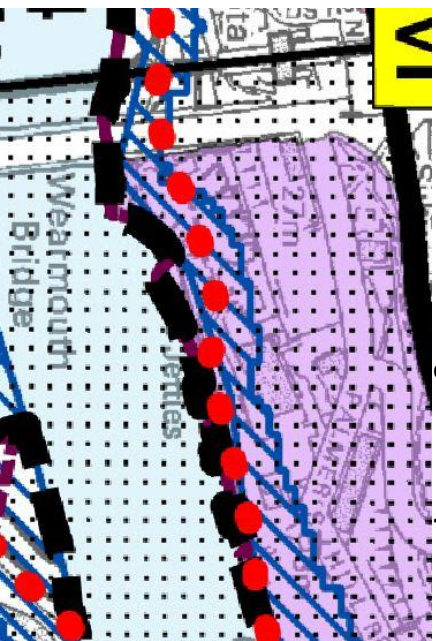
Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? Yes, lies within Roker Park Conservation Area and in close proximity to Roker Park Registered Historic Park and Garden.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	Technically, the site lies within the coastal Green Infrastructure corridor, but plays a very limited role.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/> <input type="checkbox"/>	The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Access issues- may require building demolition. Widening of back lane and footway provision also required.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 14 34dpha	<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"/>	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	<input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

SLR Ref:		Site Area: 2.27ha		Site Location: West of Hylton Lane, Town End Farm		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		Greenfield %		100			
SHLAA Ref: 79										Urban? <input type="checkbox"/>		Urban fringe? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>			
Present Land Use: Amenity greenspace				Adjacent Uses: Natural greenspace, school, housing				Site appraised for: Residential				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmooor? <input type="checkbox"/> <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
Site Photos				Designations Map				Cumulative Impact									
								<ul style="list-style-type: none"> • Subject to Habitats Regulations Assessment 									
Key Designations:				Adjacent Designations:													
<ul style="list-style-type: none"> • UDP NA7.3 Housing Site. • M5 Eastern Limit of Shallow Coalfield Area • CN15 Great North Forest • CN23 Wildlife Corridors 				<ul style="list-style-type: none"> • School • Local Wildlife Site • Residential • Sports Pitches 													
Landscapes and Townscape				Biodiversity													
Category 1: Significant Constraints		Grade I Agricultural Land		Site lies adjacent to the Magnesian Limestone Escarpment.				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 Habitats Regulations Assessment (HRA). Lies adjacent to a SSSI and Local Wildlife Site.			
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)		<input checked="" type="checkbox"/>							
								Adverse impact on Local Nature Reserve (LNR)									
Category 2: Constraints		Area of High Landscape Value or Significance		Are there any known European protected species/habitats on or adjacent to the site?				Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>							
		Tree Preservation Order (TPO)		Are there any known UK protected species/habitats on or adjacent to the site?				Adverse impact on Local Geodiversity Site (LGS)									
		Grade 2 or 3a Agricultural Land		Wildlife Corridor		<input checked="" type="checkbox"/>		Would the development of the site impact upon the connectivity of habitats?		Yes							
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		<input checked="" type="checkbox"/>						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	


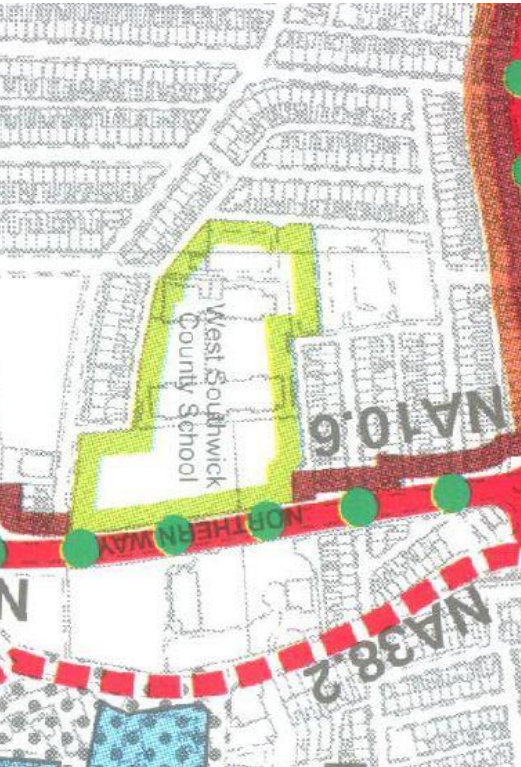
Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No significant issues identified.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site provides amenity greenspace and forms part of a Green Infrastructure corridor west-east between Sunderland and South Tyneside.			
								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)			Northumbrian Water has raised issues with sewer capacity. Low incidence potential of groundwater 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? Majority of services in nearby local centres			Access via Baxter Road. Amend access to York House. Potential for claimed routes.	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required		
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope				Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 66 How many jobs could the site provide for? 35dpha				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				Site is considered suitable for development	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Medium Impact - mitigation required				Site is considered potentially suitable for development	
				High Impact – significant mitigation required				Site is not considered suitable for development	

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


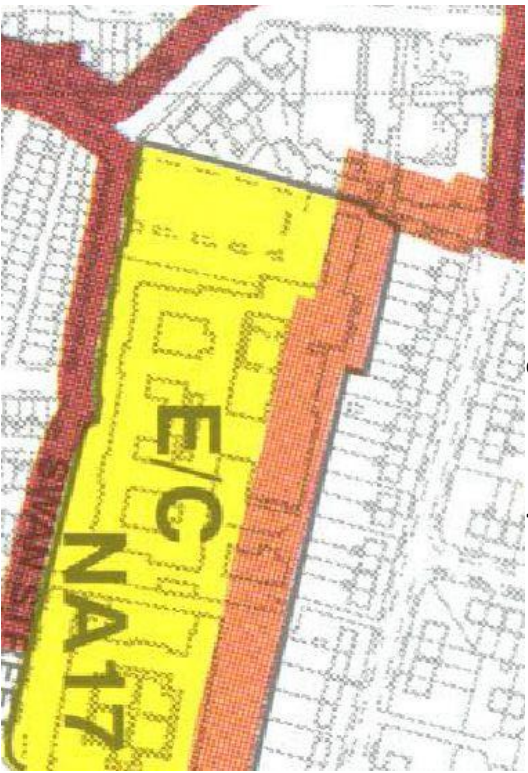
Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological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

SLR Ref: SHLAA Ref: 90		Site Area: 1.53ha		Site Location: St Peter's Wharf 2+3, Chandlers Road, Bonnersfield, 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, commercial, greenspace Adjacent Uses: Commercial and civic space				Site appraised for: Residential				Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		Impact		No impact					
Site Photos 				UDP Designations Map 				Alteration No.2 Designations Map 				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"/>					
Key Designations: Alteration No.2: NA38.1 Residential / student accom / assembly and leisure / business / small scale retail. UDP CN23 Wildlife Corridors NA30.4 Key viewpoints				Adjacent Designations:				<ul style="list-style-type: none"> Riverside Residential Employment 		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 Ancient Woodland		Historic riverside industrial landscape, Magnesian Limestone gorge, views from and setting of Wearmouth Bridge.				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). Site also forms part of the River Wear Strategic wildlife corridor, with evidence of priority species (including breeding birds) in the area.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land						Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)		<input type="checkbox"/>									
		Area of Significant Historic Landscape						Category 2: Constraints		Adverse impact on Local Nature Reserve (LNR)		<input type="checkbox"/>									
						Adverse impact on Local Wildlife Site (LWS)		<input type="checkbox"/>													
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>													
						Are there any known UK protected species/habitats on or adjacent to the site?		<input type="checkbox"/>													
						Wildlife Corridor		<input checked="" type="checkbox"/>													
						Would the development of the site impact upon the connectivity of habitats?		<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 wider setting of the grade I listed St Peters Church and the remains of Monkwearmouth Anglo-Saxon Monastery, a Scheduled Ancient Monument and site of exceptional archaeological importance. Also situated directly adjacent and within immediate setting of grade II listed Monkwearmouth Bridge and Railway Bridge.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site includes amenity greenspace and civic space associated with the river promenade, that also acts as the national C2C cycleway. Forms part of the River Wear Green Infrastructure corridor.	Awaiting further details	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)	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of 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. 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 with good public transport links	Awaiting further details	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	✓
Ground Conditions & Contamination				Suitability and Deliverability					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Steeply sloping site with possible contamination from past industrial uses.	What is considered suitable on the site? Residential How many homes could be provided? 270 196dpha How many jobs could the site provide for?	Potentially suitable for development	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
								Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	✓
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
								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)	✓
								Category 2: Constraints Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓

SLR Ref: SHIAA Ref: 91		Site Area: 1.80ha		Site Location: Former Southwick Primary School site, Clarence Street, Southwick.		Is the site in the Green Belt?		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield %		60	Greenfield %	40		
Present Land Use: Vacant land Adjacent Uses: Housing and greenspace				Site appraised for: Residential				Would development on this site impact upon the five purposes of the Green Belt?		Urban?		Urban fringe?	Open countryside?			
Site Photos 				Designations Map 				Cumulative Impact		Urban?		Urban fringe?	Open countryside?			
Key Designations: UDP L7 School playing fields				Adjacent Designations: • Residential • Church				Biodiversity		Urban?		Urban fringe?	Open countryside?			
Landscape and Townscape				No significant issues identified.				Category 1: Significant Constraints		Urban?		Urban fringe?	Open countryside?			
Category 1: Significant Constraints				Grade I Agricultural Land				Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		Urban?		Urban fringe?	Open countryside?			
				Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)		Urban?		Urban fringe?	Open countryside?			
Category 2: Constraints				Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)		Urban?		Urban fringe?	Open countryside?			
				Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?		Urban?		Urban fringe?	Open countryside?			
				Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)		Urban?		Urban fringe?	Open countryside?			
				Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)		Urban?		Urban fringe?	Open countryside?			
				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>				Are there any known UK protected species/habitats on or adjacent to the site?		Urban?		Urban fringe?	Open countryside?			
				Medium Impact - mitigation required				Wildlife Corridor		Urban?		Urban fringe?	Open countryside?			
				High Impact - significant mitigation required				Would the development of the site impact upon the connectivity of habitats?		Urban?		Urban fringe?	Open countryside?			
				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>				No.		Urban?		Urban fringe?	Open countryside?			
				Medium Impact - mitigation required <input checked="" type="checkbox"/>				Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Potential impact to priority species.		Urban?		Urban fringe?	Open countryside?			
				High Impact - significant mitigation required						Urban?		Urban fringe?	Open countryside?			


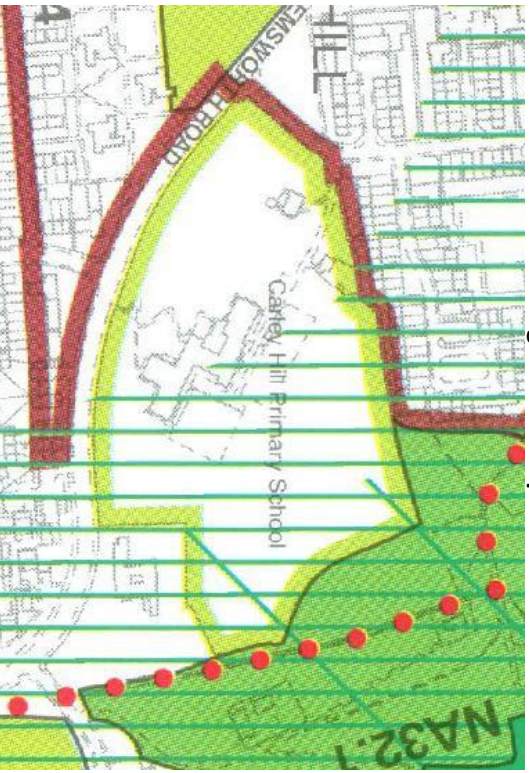
Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Site is situated adjacent and within setting of grade II listed Holy Trinity Church. Eastern portion of site has archaeological interest (once formed part of the grounds of Holy Trinity Church).	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Part of the site includes amenity greenspace (area is deficient in amenity greenspace).
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓			Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	✓		
Flooding 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 a highly accessible location			
			Part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.				Access options to be assessed from North Hylton Road and Park Row/Dean Terrace. Further developments in Southwick and Fulwell will require increased school capacity to meet demand.
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 What is considered suitable on the site? Residential How many homes could be provided? 56 How many jobs could the site provide for? 35dpha			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓		No significant issues identified.	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)							
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: 92		Site Area: 0.69ha		Site Location: Monkwearmouth College, Swan Street, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0	
Present Land Use: Vacant land		Adjacent Uses: Housing		Site appraised for: Residential		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 Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact					
Site Photos				UDP Designations Map													
																	
				Key Designations: UDP NA17 New community facilities NA8.1 Additional open space needed via regeneration				Adjacent Designations:									
				<ul style="list-style-type: none"> Residential Community uses 													
				Cumulative Impact				<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area 									
Landscape and Townscape				Biodiversity													
Category 1: Significant Constraints		Grade 1 Agricultural Land		Grade 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).							
		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			
										✓				✓			


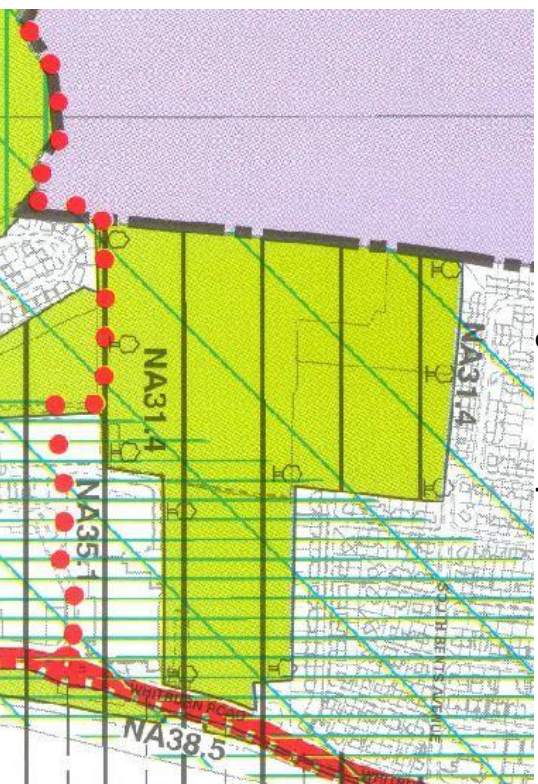
Historic Environment and Culture			Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? The site is directly adjacent and alongside the grade II listed Swan Street School.	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	No.	Zero/Low Impact - no or minimal mitigation required 			
Flooding								
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area.	Is there road capacity for site traffic generation? <input checked="" type="checkbox"/>	Is there water and sewerage capacity for site requirements? <input type="checkbox"/>	Investigate junction spacing for Swan Street / Farm Street			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required 	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within a highly accessible location	<input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required 			
						15%		
	✓							
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? 45dnpa		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 	Has previously had planning permission which has never been implemented. Site 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)		High Impact – significant mitigation required			Site is not considered suitable for development			

SLR Ref: SHLAA Ref: 101		Site Area: 4.70ha		Site Location: Former 'S' Blocks, Kidderminster Rd, Ph 1+2, Downhill, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		50		Greenfield %		50	
Present Land Use: Vacant land and greenspace Adjacent Uses: Housing and greenspace				Site appraised for: Residential				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact					
Site Photos 				Designations Map 				Cumulative Impact		<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 							
Key Designations: UDP NA7.4 New housing site NA9.5 Housing improvements L1/7/9 Open space NA30.2 Key viewpoint				Adjacent Designations:				<ul style="list-style-type: none"> Residential Greenspace Health Centre 									
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))		✓		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Southern part of site lies within a Local Wildlife Site and Local Nature Reserve. Site is linked to the Hylton Dene wildlife corridor and is in proximity to a SSSI. Evidence of priority species on site.					
Category 2: Constraints		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)		✓									
						Category 2: Constraints		Adverse impact on Local Geodiversity Site (LGS)									
								Are there any known UK protected species/habitats on or adjacent to the site?		✓							
								Wildlife Corridor		✓							
								Would the development of the site impact upon the connectivity of habitats?		Yes							
												Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	



Historic Environment and Culture				Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? The site is located within the setting of Hylton Castle and St Catherine's Chapel, grade I listed buildings and a Scheduled Ancient Monument. Local archaeological importance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Much of the site is existing (Magnesian Limestone) natural greenspace. A public right of way passes through the site.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required				
	Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)								✓	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Yes, natural greenspace fields?	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.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within an accessible area	✓ ✓ ✓ ✓	88 units approved (13/04714/FUL). Access via Kidderminster Road. Traffic Calming and Stopping Up required.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required				
	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone								✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Ground Conditions & Contamination				Suitability and Deliverability								
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Undulating and sloping site.	Site Appraisal Conclusion What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 88 41dph		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development				
	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)								✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)									Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required

SLR Ref: SHLAA Ref: 104		Site Area: 4.20ha		Site Location: Former Carley Hill School, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield %		50	Greenfield %	50	Impact																										
Present Land Use: Education centre		Adjacent Uses: Housing		Site appraised for: Residential		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		No impact																													
<p>Site Photos</p> 				<p>Designations Map</p> 				<p>Key Designations:</p> <ul style="list-style-type: none"> UDP L7 School playing fields CN15 Great North Forest CN23 Wildlife Corridors 				<p>Adjacent Designations:</p> <ul style="list-style-type: none"> Residential Greenspace Community facilities 				<p>Cumulative Impact</p> <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity 				<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <ol style="list-style-type: none"> Check unrestricted sprawl of the built-up area? <input type="checkbox"/> Safeguard the countryside from further encroachment? <input type="checkbox"/> Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Sealham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmooor? <input type="checkbox"/> Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> Assist in the regeneration of the urban area? <input type="checkbox"/> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>																					
<p>Landscape and Townscape</p> <p>Category 1: Significant Constraints</p> <table border="1"> <tr> <td>Grade 1 Agricultural Land</td> <td rowspan="4">No significant issues identified.</td> <td rowspan="4">Zero/Low Impact - no or minimal mitigation required</td> <td rowspan="4">Medium Impact - mitigation required</td> <td rowspan="4">High Impact - significant mitigation required</td> <td rowspan="4"> <p>Would the development of the site impact upon the connectivity of habitats?</p> <p>Yes <input type="checkbox"/></p> </td> <td rowspan="4"> <p>Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site is also linked to Fulwell Quarries and the wildlife corridor to the north of the city. Lies in close proximity to a SSSI and Local Nature Reserve.</p> </td> <td rowspan="4">Zero/Low Impact - no or minimal mitigation required</td> <td rowspan="4">Medium Impact - mitigation required</td> <td rowspan="4">High Impact - significant mitigation required</td> </tr> <tr> <td>Ancient Woodland</td> </tr> <tr> <td>Area of High Landscape Value or Significance</td> </tr> <tr> <td>Tree Preservation Order (TPO)</td> </tr> </table> <p>Category 2: Constraints</p> <table border="1"> <tr> <td>Area of Significant Historic Landscape</td> <td rowspan="2">Grade 2 or 3a Agricultural Land</td> <td rowspan="2">Zero/Low Impact - no or minimal mitigation required</td> <td rowspan="2">Medium Impact - mitigation required</td> <td rowspan="2">High Impact - significant mitigation required</td> <td rowspan="2"> <p>Would the development of the site impact upon the connectivity of habitats?</p> <p>Yes <input type="checkbox"/></p> </td> <td rowspan="2"> <p>Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site is also linked to Fulwell Quarries and the wildlife corridor to the north of the city. Lies in close proximity to a SSSI and Local Nature Reserve.</p> </td> <td rowspan="2">Zero/Low Impact - no or minimal mitigation required</td> <td rowspan="2">Medium Impact - mitigation required</td> <td rowspan="2">High Impact - significant mitigation required</td> </tr> <tr> <td>Area of Significant Historic Landscape</td> </tr> </table>																		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	<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>Yes <input type="checkbox"/></p>	<p>Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site is also linked to Fulwell Quarries and the wildlife corridor to the north of the city. Lies in close proximity to a SSSI and Local Nature Reserve.</p>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Ancient Woodland	Area of High Landscape Value or Significance	Tree Preservation Order (TPO)	Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>Yes <input type="checkbox"/></p>	<p>Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site is also linked to Fulwell Quarries and the wildlife corridor to the north of the city. Lies in close proximity to a SSSI and Local Nature Reserve.</p>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Area of Significant Historic Landscape
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	<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>Yes <input type="checkbox"/></p>	<p>Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site is also linked to Fulwell Quarries and the wildlife corridor to the north of the city. Lies in close proximity to a SSSI and Local Nature Reserve.</p>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required																																
Ancient Woodland																																									
Area of High Landscape Value or Significance																																									
Tree Preservation Order (TPO)																																									
Area of Significant Historic Landscape	Grade 2 or 3a Agricultural Land	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>Yes <input type="checkbox"/></p>	<p>Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site is also linked to Fulwell Quarries and the wildlife corridor to the north of the city. Lies in close proximity to a SSSI and Local Nature Reserve.</p>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required																																
Area of Significant Historic Landscape																																									



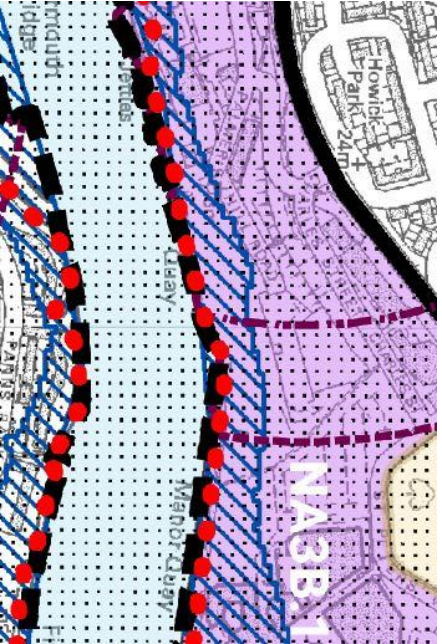
Historic Environment and Culture				Green Infrastructure									
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Local archaeological importance (mineral wagonway alignment).	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site provides amenity greenspace and is linked to Fulwell Quarries and a north-south Green Infrastructure corridor extending southwards towards the River Wear.									
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required				
Flooding													
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		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?	Investigate traffic impact on junctions of Carley Hill Road/Thompson Road and Ensworth Road/Old Mill Road. Consider access to bus services. Further developments in Southwick and Fulwell will require increased school capacity to meet demand.									
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	Within an accessible area	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required				
Ground Conditions & Contamination													
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 110 35dpha	Site Appraisal Conclusion Suitable for development if infrastructure and biodiversity issues can be resolved	<input checked="" type="checkbox"/>	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Suitable for development if infrastructure and biodiversity issues can be resolved	<input checked="" type="checkbox"/>	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development				
Category 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	Suitable for development if infrastructure and biodiversity issues can be resolved	<input checked="" type="checkbox"/>	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development				

SLR Ref: SHLAA Ref: 154	Site Area: 11.86ha	Site Location: Land at Seaburn Camp, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100				
Present Land Use: Amenity greenspace Adjacent Uses: Housing, supermarket	Site Photos 			Site appraised for: Residential	Designations Map 										
Landscape and Townscape				Key Designations: UDP L1/7/9 Open space EC9, L12 Seafront and Coast CN15 Great North Forest CN23 Wildlife Corridors				Adjacent Designations: <ul style="list-style-type: none"> Residential Agriculture / Green Belt GreenSpace Coast Retail 							
Category 1: Significant Constraints				Biodiversity											
Grade 1 Agricultural Land				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)											
				Adverse impact on Local Nature Reserve (LNR)											
Area of High Landscape Value or Significance				Are there any known European protected species/habitats on or adjacent to the site?											
Tree Preservation Order (TPO)				Adverse impact on Local Wildlife Site (LWS)											
Grade 2 or 3a Agricultural Land				Adverse impact on Local Geodiversity Site (LGS)											
				Are there any known UK protected species/habitats on or adjacent to the site?											
				Wildlife Corridor											
Category 2: Constraints				Adverse impact on Local Wildlife Site (LWS)											
				Adverse impact on Local Geodiversity Site (LGS)											
Area of Significant Historic Landscape				Would the development of the site impact upon the connectivity of habitats?											
				Yes											
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			


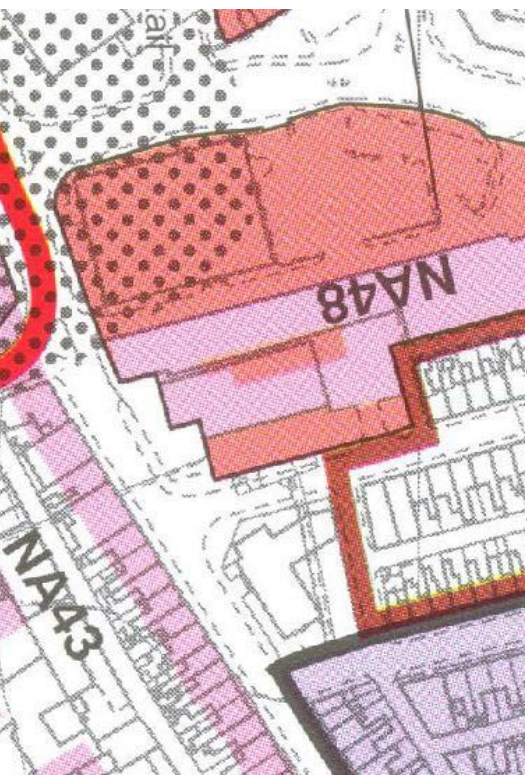
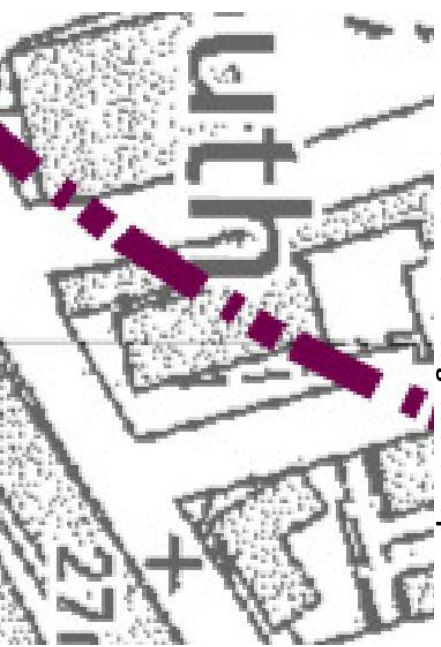
Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The south of the site provides sports fields (not currently used, but still retained as such). The north of the site beside South Bents provides natural greenspace (once University sports fields). A public right of way passes through the site. Forms part of the coastal Green Infrastructure corridor.							
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>	Medium Impact - mitigation required	High Impact - significant mitigation required	<input checked="" type="checkbox"/>				
Flooding				Infrastructure and Services							
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.	Implications for Seaburn Masterplan and future amendments to Whitburn Road. Potential claimed routes. Live application for dwellings on former bus turning circle. Further developments in Seaburn will require increased school capacity to meet demand.							
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required			
Ground Conditions & Contamination				Suitability and Deliverability							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 144 16dpha	<input checked="" type="checkbox"/>	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<input checked="" type="checkbox"/>	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<input checked="" type="checkbox"/>	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			

SLR Ref: SHLAA Ref: 175		Site Area: 4.10ha		Site Location: Land at Fulwell Quarry, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		Greenfield %		100	
Present Land Use: Natural greenspace Adjacent Uses: Local Nature Reserve, housing				Site appraised for: Residential				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 type="checkbox"/> No impact <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> No impact <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/> No impact <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> No impact <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <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.		Impact <input type="checkbox"/> No impact <input type="checkbox"/>			
Site Photos 						Designations Map 									
Key Designations: UDP NA7.6 New housing site B14 Areas of Potential Archaeological Importance CN15 Great North Forest CN23 Wildlife Corridors						Adjacent Designations: <ul style="list-style-type: none"> • SSSI • Residential • Greenspace 									
Cumulative Impact <ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • School capacity 															
Landscape and Townscape											Biodiversity				
Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland			The site forms part of the Fulwell Quarries Local Nature Reserve, which is identified as higher landscape value, belonging to the Magnesian Limestone Escarpment.								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"/> 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"/>				
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			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"/> Area of Significant Historic Landscape <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 <input checked="" type="checkbox"/>								Would the development of the site impact upon the connectivity of habitats? Yes: <input checked="" type="checkbox"/>				
			Medium Impact - mitigation required <input checked="" type="checkbox"/>								Brownfield % <input type="checkbox"/> Greenfield % <input checked="" type="checkbox"/>				
			High Impact - significant mitigation required <input checked="" type="checkbox"/>								Urban? <input type="checkbox"/> Urban fringe? <input checked="" type="checkbox"/> Open countryside? <input type="checkbox"/>				


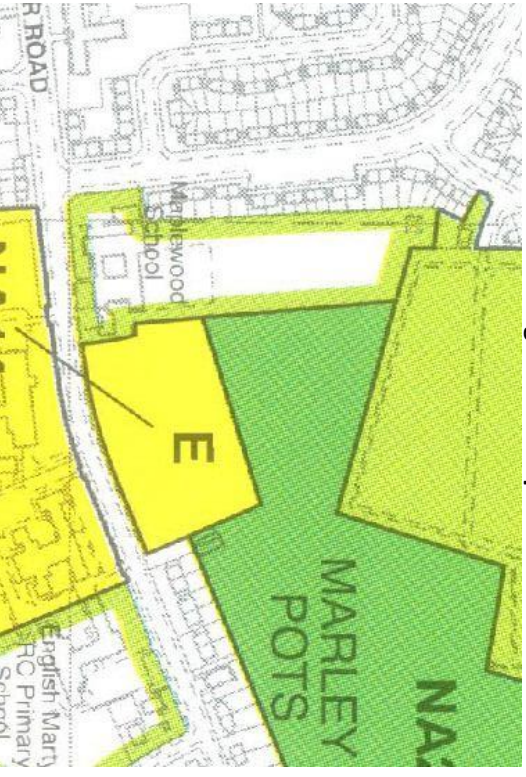
Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Much of the site has local archaeological interest in relation to past quarrying activity at Fulwell Quarries.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			The site forms natural greenspace (part of which is protected as Local Nature Reserve). The site forms part of a Green Infrastructure corridor along the northern boundary of the city.
	Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓				Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				Infrastructure and Services Is there road capacity for site traffic generation? ✓ Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Local services available at Southwick			
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 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required Category 2: Constraints Medium Impact - mitigation required High Impact – significant mitigation required	Consider traffic impact alongside Site ref 104. Use of access via Bell House Lane unclear via A184 Newcastle Road. Stopping Up of footpaths. Consider access to bus services. Further developments in Southwick and Fulwell will require increased school capacity to meet demand.	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? Residential How many homes could be provided? 123 How many jobs could the site provide for? 40dppha			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Site Appraisal Conclusion Potentially suitable for development if issues can be overcome	Site is considered suitable for development Site is considered potentially suitable for development ✓ Site is not considered suitable for development		


SLR Ref: SHLAA Ref: 187		Site Area: 1.81ha		Site Location: Land at Bonnersfield, Sunderland		Brownfield %		100		Greenfield %		0			
Present Land Use: Amenity greenspace Adjacent Uses: University, commercial		Site appraised for: Residential/mixed use		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>			
												<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/></p> <p>4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>			
<p>Key Designations:</p> <ul style="list-style-type: none"> Alteration No.2: NA3B.1 Residential / student accom / assembly and leisure / business / small scale retail. UDP CN23 Wildlife Corridors B14 Areas of Potential Archaeological Importance 				<p>Adjacent Designations:</p> <ul style="list-style-type: none"> Riverside University Employment Residential 				<p>Cumulative Impact</p> <ul style="list-style-type: none"> Subject to Habitats Regulations Assessment Within Critical Drainage Area 				<p>Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Site also forms part of the River Wear corridor, and there is evidence of priority species within the area.</p>			
Landscape and Townscape															
<p>Category 1: Significant Constraints</p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</p>				<p>Historic riverside industrial landscape, Magnesian limestone gorge, views from and setting of Wearmouth Bridge.</p>				<p>Category 1: Significant Constraints</p> <p>Adverse impact on European sites [Bramar 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> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>		<p>Zero/Low Impact - no or minimal mitigation required</p> <p>Medium Impact - mitigation required</p> <p>High Impact – significant mitigation required</p>			
<p>Category 2: Constraints</p> <p>Area of High Landscape Value or Significance</p> <p>Tree Preservation Order (TPO)</p> <p>Grade 2 or 3a Agricultural Land</p>		<p><input checked="" type="checkbox"/></p> <p></p> <p></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 type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>					
<p>Area of Significant Historic Landscape</p>								<p>Category 1: Significant Constraints</p> <p>Adverse impact on European sites [Bramar 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> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>					
<p>Area of Significant Historic Landscape</p>				<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>Yes <input type="checkbox"/></p>				<p><input type="checkbox"/></p>		<p><input checked="" type="checkbox"/></p>					


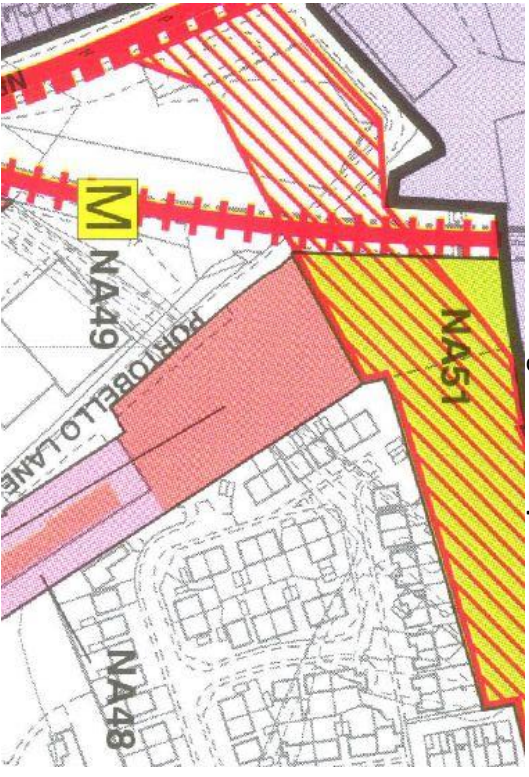


Historic Environment and Culture				Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? The site lies within the wider setting of the grade I listed St Peters Church and the remains of Monkwearmouth Anglo-Saxon Monastery, a Scheduled Ancient Monument and site of exceptional archaeological importance. Also situated near to and within setting of grade II listed Monkwearmouth Bridge and Railway Bridge.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site includes amenity greenspace and civic space associated with the river promenade, that also acts as the national C2C cycleway. Forms part of the River Wear Green Infrastructure corridor.	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 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓ 1% 5% ✓	Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area and a small area is affected by 1:100 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Key facilities based at City Centre and Roker Avenue.	Awaiting further details.	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	✓ ✓ ✓ ✓	Previous industrial use (but likely remediation in 1990's).	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential and leisure 80 49dpha	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 if biodiversity issues can be resolved	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development						
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 not considered suitable for development	Site is not considered suitable for development	Site is not considered suitable for development	Site is not considered suitable for development						

SLR Ref: SHLAA Ref: 211		Site Area: 0.28ha		Site Location: 36-38 Roker Avenue, Roker, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0	
Present Land Use: Commercial businesses Adjacent Uses: Commercial, housing				Site appraised for: Residential				Alteration No.2 Designations Map				Urban?		Urban fringe?		Open countryside?	
												Urban?		Urban fringe?		Open countryside?	
<p>Site Photos</p>				<p>UDP Designations Map</p>				<p>Cumulative Impact</p> <ul style="list-style-type: none"> Subject to Habitats Regulations Assessment Within Critical Drainage Area 				Urban?		Urban fringe?		Open countryside?	
<p>Key Designations:</p> <ul style="list-style-type: none"> UDP NA48 Environmental improvements to commercial buildings ECS/9 Development sites 				<p>Adjacent Designations:</p> <ul style="list-style-type: none"> Commercial Residential 				<p>Category 1: Significant Constraints</p> <ul style="list-style-type: none"> Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? 				Urban?		Urban fringe?		Open countryside?	
<p>Category 2: Constraints</p> <ul style="list-style-type: none"> Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land 				<p>Category 1: Significant Constraints</p> <ul style="list-style-type: none"> Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? 				<p>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 				Urban?		Urban fringe?		Open countryside?	
<p>Landscape and Townscape</p>				<p>Biodiversity</p>				<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>No.</p>				Urban?		Urban fringe?		Open countryside?	
<p>Category 1: Significant Constraints</p> <ul style="list-style-type: none"> Grade 1 Agricultural Land Ancient Woodland 				<p>No significant issues identified.</p>				<p>Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).</p>				Urban?		Urban fringe?		Open countryside?	
<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>Zero/Low Impact - no or minimal mitigation required</p>				<p>Medium Impact - mitigation required</p>				Urban?		Urban fringe?		Open countryside?	
<p>Area of Significant Historic Landscape</p>				<p>Zero/Low Impact - no or minimal mitigation required</p>				<p>Medium Impact - mitigation required</p>				Urban?		Urban fringe?		Open countryside?	
<p>Area of Significant Historic Landscape</p>				<p>High Impact - significant mitigation required</p>				Urban?		Urban fringe?		Open countryside?		<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? Within an 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 Potentially suitable for development should existing use cease		
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		
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		
Access to Roker Avenue restricted via gyratory.			Zero/Low Impact - no or minimal mitigation required		
The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.			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			Site is not considered suitable for development		


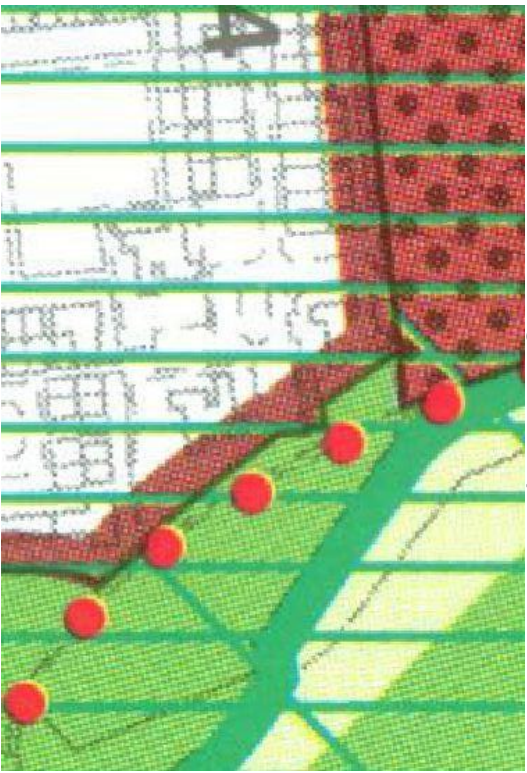
SLR Ref: SHLAA Ref: 214		Site Area: 2.00ha		Site Location: Land at Redcar Road, Redhouse, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		50		Greenfield %		50	
Present Land Use: Vacant land / greenspace Adjacent Uses: Housing, cemetery				Site appraised for: Residential				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and 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 				Key Designations: UDP L7 School playing fields NA14 Redevelopment of Redcar Road campus for college related purposes		Adjacent Designations: <ul style="list-style-type: none"> Allotments Residential College site 		Cumulative Impact <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity 		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/> Open countryside? <input type="checkbox"/>			
Landscape and Townscape Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape				No significant issues identified.				Biodiversity Category 1: Significant Constraints Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Priority species in vicinity of site.		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required <input checked="" type="checkbox"/>		High Impact - significant mitigation required <input type="checkbox"/>	
Would the development of the site impact upon the connectivity of habitats?				No.		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required <input checked="" type="checkbox"/>		High Impact - significant mitigation required <input type="checkbox"/>							

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 former school site includes an outdoor sports pitch.				
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	
Flooding				Infrastructure and Services						
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		No significant issues identified.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within an accessible location with local services at Southwick		Point of access to be established. Bus stop and pedestrian crossing on Redcar Road. Further developments in Southwick and Fulwell will require increased school capacity to meet demand.				
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
Ground Conditions & Contamination				Suitability and Deliverability						
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		The western part of the site is affected by electricity pylons.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 60 32dpha					
								Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Suitable for development should Infrastructure issues be resolved				Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development



SLR Ref: SHLAA Ref: 238		Site Area: 0.52ha		Site Location: Portobello Lane, Roker Avenue, Roker, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0			
Present Land Use: Car park Adjacent Uses: Housing, greenspace, employment				Site appraised for: Residential				<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/></p> <p>4. Preserve the special & 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>		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 				UDP Designations Map 						Cumulative Impact									
				Key Designations: UDP EC5/9, NA44 Development Sites				Adjacent Designations:		<ul style="list-style-type: none"> Residential Commercial / industrial Greenspace 									
Landscape and Townscape				Biodiversity															
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.		Category 1: Significant Constraints		Adverse impact on European sites (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).							
		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?											
								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? Local archaeological importance.	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"/>	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 site 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 via Portobello Lane only. Proximity to Metro Station (noise attenuation) and Retail Park. Fulwell Link Road Scheme adjacent.									
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?	Residential 26 55dpha	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required				
Ground Conditions & Contamination				Site Appraisal Conclusion									
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	Previous industrial land.	Potentially suitable for residential development.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development							
Category 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)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required				



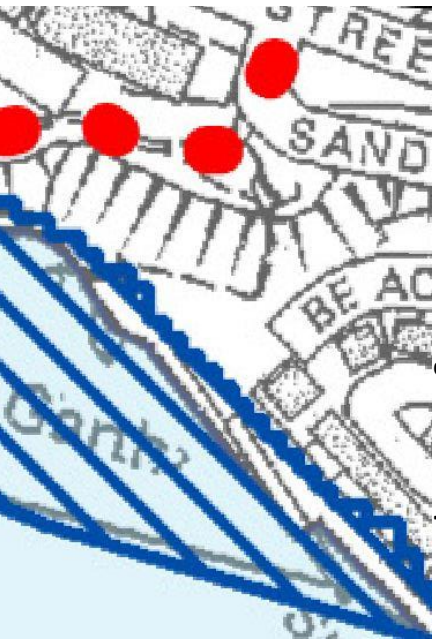
Historic Environment and Culture				Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site provides amenity greenspace.	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required				
									Grade II listed Building/Structure Conservation Area	<input checked="" type="checkbox"/>	Medium Impact - mitigation required	High Impact – significant mitigation required
									Archaeological Site (Known & potential)			
Flooding												
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	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?		Access to be considered in conjunction with Site refs 104 and 175. Footpaths to be stopped up. Further developments in Southwick and Fulwell will require increased school capacity to meet demand.	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required				
		Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	In an accessible area with local services provided at Southwick									
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 14 35dpha	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required				
		Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Site Appraisal Conclusion Potentially suitable for development.						Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
												Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)

SLR Ref: SHLAA Ref: 243		Site Area: 0.50ha		Site Location: Earlston Street, Eyemouth 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: Amenity greenspace Adjacent Uses: Housing and greenspace				Site appraised for: Residential				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Urban?		Urban fringe?		Open countryside?			
Site Photos 				Designations Map 						Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>			
Key Designations: UDP EN10 White Land NA9.4 Housing improvements CN23 Wildlife Corridors				Adjacent Designations:				Cumulative Impact		Urban? <input type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>			
Landscapes and Townscape				Biodiversity				• Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • School capacity		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site is also linked to Fulwell Quarries and the wildlife corridor along the northern city boundary. Priority species in vicinity of site, and close proximity to a SSSI / Local Nature Reserve.		Impact <input type="checkbox"/> No impact <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
Category 1: Significant Constraints		Grade I Agricultural Land Ancient Woodland		No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site is also linked to Fulwell Quarries and the wildlife corridor along the northern city boundary. Priority species in vicinity of site, and close proximity to a SSSI / Local Nature Reserve.		Impact <input type="checkbox"/> No impact <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <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						Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site is also linked to Fulwell Quarries and the wildlife corridor along the northern city boundary. Priority species in vicinity of site, and close proximity to a SSSI / Local Nature Reserve.		Impact <input type="checkbox"/> No impact <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>				Would the development of the site impact upon the connectivity of habitats? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required <input type="checkbox"/>		High Impact - significant mitigation required <input checked="" type="checkbox"/>			



Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological importance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site provides amenity greenspace, and lies on the edge of a Green Infrastructure corridor that connects Fulwell Quarries towards the River Wear, and also to the Green Belt north of the city.	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 Grade II listed Building/Structure Conservation Area		Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
Flooding				Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	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?	Access to be considered in conjunction with Site refs 104 and 175. Footpaths to be stopped up. Public Right of Way. Further developments in Southwick and Fulwell will require increased school capacity to meet demand.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Within an accessible location with local services provided at Southwick	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required			
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/> No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 14 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	Site Appraisal Conclusion Potentially 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)	<input checked="" type="checkbox"/>							

SLR Ref: SHLAA Ref: 254		Site Area: 0.72ha		Site Location: Fulwell Reservoir, rear of Broomshields 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: Natural greenspace / reservoir Adjacent Uses: Housing and greenspace				Site appraised for: Residential				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmooor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Urban?		Urban fringe?		Open countryside?		Impact		No impact	
Site Photos 				Designations Map 						Key Designations: UDP L1/7/9 Open space EN10 White Land CN23 Wildlife Corridors		Adjacent Designations: • SSSI • Sports pitches • Residential							
Landscape and Townscape				Biodiversity															
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.		Category 1: Significant Constraints		Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<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). Western boundary adjoins a SSSI. Site is also linked to Fulwell Quarries and the wildlife corridor along the northern city boundary. Priority species within and in close proximity of site.							
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)		<input checked="" type="checkbox"/>											
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)		<input checked="" type="checkbox"/>											
		Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>											
		Grade 2 or 3a Agricultural Land		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>													
		Area of Significant Historic Landscape		Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>													
				Are there any known UK protected species/habitats on or adjacent to the site?		<input type="checkbox"/>													
				Wildlife Corridor		<input checked="" type="checkbox"/>													
				Would the development of the site impact upon the connectivity of habitats?		Yes													
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>									


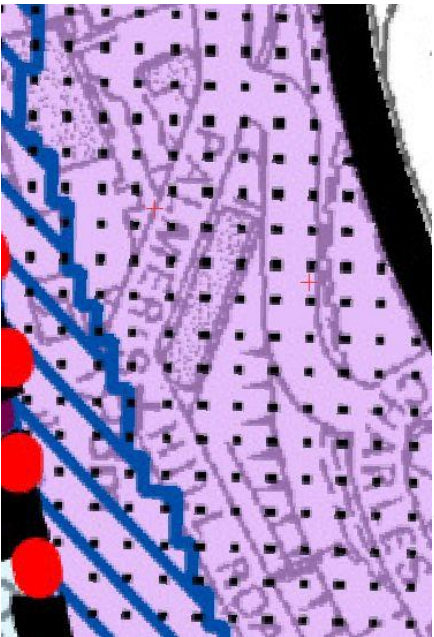


Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? 19 th Century Fulwell Reservoir being investigated for potential listing.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site provides natural greenspace, and lies on the edge of a Green Infrastructure corridor that connects Fulwell Quarries towards the River Wear, and also to the Green Belt north of the city.	✓		
						Category 2: Constraints Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	✓	Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Local services provided at Southwick and Sea Road centres.	Access constrained via Broomshields Avenue (narrow road and footways). Viewforth Terrace/Viewforth Drive parking issues. New link road required from Newcastle Road (north of Mill Garages) or Carley Hill Road to the west. Further developments in Southwick and Fulwell will require increased school capacity to meet demand.	✓		
						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			Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 21 32dpha	✓		
						Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Site Appraisal Conclusion Potentially suitable for development if access and biodiversity issues can be resolved
						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: 265		Site Area: 0.19ha		Site Location: Rear of Beacon Drive, North Haven, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0									
Present Land Use: Car park Adjacent Uses: Housing and greenspace				Site appraised for: Residential				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?		Impact		No impact											
Site Photos 				UDP Designations Map 						2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and 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 L1/7/9 Open space B14 Areas of Potential Archaeological Importance CN23 Wildlife Corridors				Adjacent Designations:				Cumulative Impact																	
				<ul style="list-style-type: none"> Residential River bank Woodland 				<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). Site also forms part of the River Wear Strategic wildlife corridor. Priority species in vicinity of site.													
Category 1: Significant Constraints		Grade 1 Agricultural Land		Grade 2 or 3a Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		Adverse impact on Site of Special Scientific Interest (SSSI)								Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor	
		Ancient Woodland						Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)								Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Wildlife Corridor	
		Area of High Landscape Value or Significance						Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)								Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Wildlife Corridor	
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor							
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor							
		Area of Significant Historic Landscape						Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor							
		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Would the development of the site impact upon the connectivity of habitats? Yes		Would the development of the site impact upon the connectivity of habitats? Yes		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required									
		No significant issues identified.						<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>									

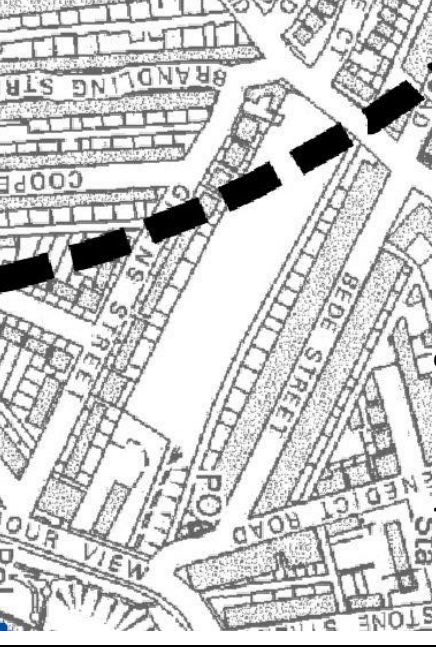

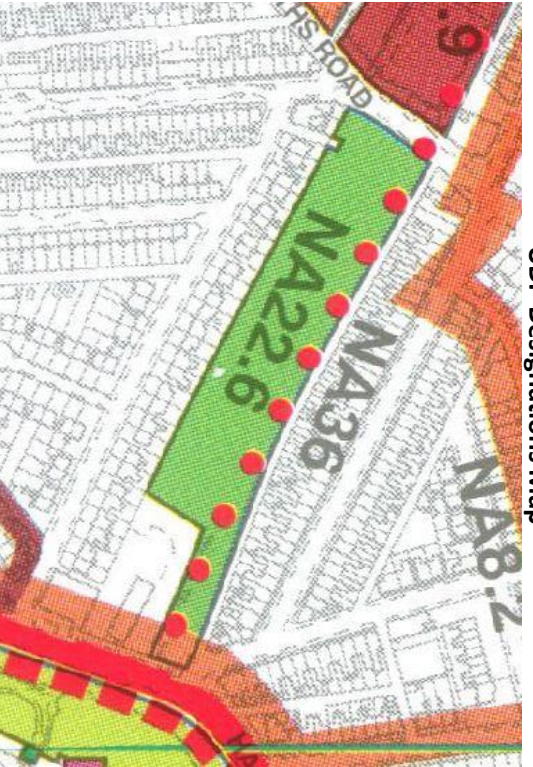
Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			The site forms the edge of the River Wear Green Infrastructure corridor.
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? Limited accessibility to some local facilities.	No. ✓	Existing Right of Way, also providing parking and access to river bank.	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		✓ ✓	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?	Leisure or offices 10 50dpha	✓ ✓	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 Not suitable for residential			
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: 301		Site Area: 0.55ha		Site Location: Land at Ferryboat Lane, Castletown, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		Greenfield %		100					
Present Land Use: Natural greenspace Adjacent Uses: Road, housing, employment		Site appraised for: Residential								Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>					
Site Photos 				Designations Map 								Impact <input type="checkbox"/>		No impact <input type="checkbox"/>					
Key Designations: UDP EN10 White Land NA31.1 Tree belt planting				Adjacent Designations: • Residential • Woodland • Dual carriageway • Employment				Cumulative Impact • 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"/>		<input type="checkbox"/>			
Landscape and Townscape						Biodiversity													
Category 1: Significant Constraints		Grade I Agricultural Land		Ancient Woodland		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Zero/Low Impact - no or minimal mitigation required	
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?		<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"/>	
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	
		Area of Significant Historic Landscape						Adverse impact on Site of Special Scientific Interest (SSSI)				Adverse impact on Local Nature Reserve (LNR)				Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required	
No significant issues identified.						Evidence of priority species in the area, and forms part of a wildlife corridor beside the A19.						Would the development of the site impact upon the connectivity of habitats?		Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>			


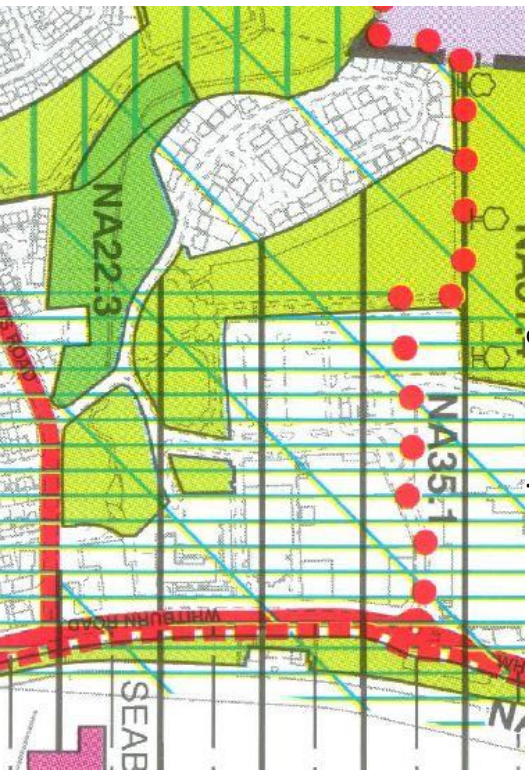
Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No significant issues identified.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site provides a woodland shelter belt and forms a major part of a narrow Green Infrastructure corridor north-south beside the A19, linking the River Wear to the Green Belt north of Town End Farm. The shelter belt helps to reduce the impact of the A19 to neighbouring properties.	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
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? Local services provided at Hylton Castle centre		May be resisted by Highways Agency to protect potential widening of A19 southbound. Air Quality/Noise attenuation issue for residential.	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
Ground Conditions & Contamination				Site Appraisal Conclusion			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	✓	Established shelter belt to A19. 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	✓	Established shelter belt to A19. 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	✓	Established shelter belt to A19. Not considered suitable for development.			✓

SLR Ref: SHLAA Ref: 362		Site Area: 0.32ha		Site Location: Land at Bonnersfield Industrial Estate, Charles St, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		50		Greenfield %		50																	
Present Land Use: Vacant, employment uses Adjacent Uses: Housing and greenspace				Site Photos 				Site appraised for: Residential				Alteration No.2 Designations Map 																					
Site Photos 				UDP Designations Map 				Key Designations: Alteration No.2: NA3B.1 Residential / student accom / assembly and leisure / business / small scale retail. UDP CN23 Wildlife Corridors NA30.4 Key viewpoints				Adjacent Designations: <ul style="list-style-type: none"> • Employment • Residential • Greenspace 				Cumulative Impact <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). Site also forms part of the River Wear corridor. Priority species in proximity of site.																					
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		Would the development of the site impact upon the connectivity of habitats?		Yes	
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Area of High Landscape Value or Significance		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)								Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		Yes	
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)								Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		Yes	
		Area of Significant Historic Landscape				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																	


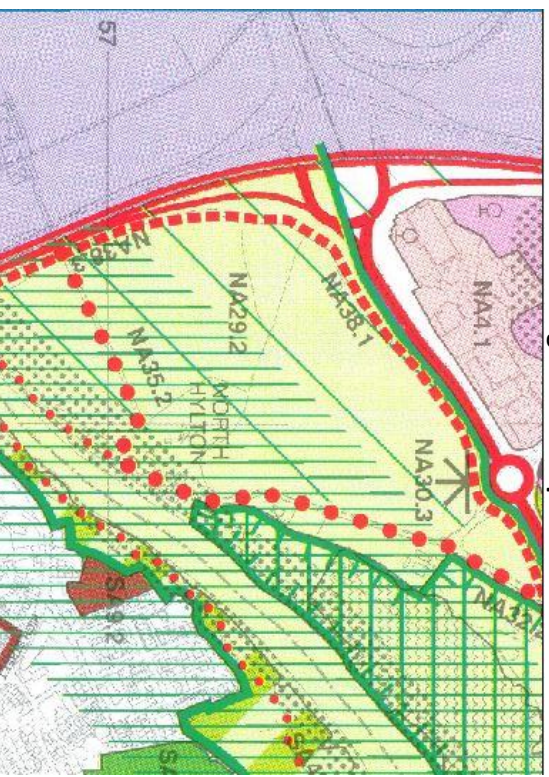
Historic Environment and Culture			Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? The site lies within the wider setting of the grade I listed St Peters Church and the remains of Monkwearmouth Anglo-Saxon Monastery, a Scheduled Ancient Monument and site of exceptional archaeological importance. Also situated in close proximity to and within immediate setting of grade II listed Monkwearmouth Bridge and Railway Bridge.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site includes amenity greenspace and Palmer's Hill Road also acts as the national C2C cycleway. Forms part of the River Wear Green Infrastructure corridor.		
	✓					
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	✓			
	✓					
Flooding			Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation?		Awaiting further details	
			Is there water and sewerage capacity for site requirements?			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	Zero/Low Impact - no or minimal mitigation required	Is there education/community/health facility capacity for site requirements?		Zero/Low Impact - no or minimal mitigation required	
			What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			
			Within an accessible location			
			Medium Impact - mitigation required			Medium Impact - 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	✓	Steep slope to site, and possible contamination due to previous uses.	What is considered suitable on the site?	Residential	Potentially suitable for development	
			How many homes could be provided?	50		156dpha
			How many jobs could the site provide for?			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Site Appraisal Conclusion			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site is considered suitable for development			
✓?			Site is considered potentially suitable for development			
✓			Site is not considered suitable for development			




SLR Ref: SHLAA Ref: 398		Site Area: 1.42ha		Site Location: Land at Givens Street, Roker, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		10		Greenfield %		90					
Present Land Use: Amenity greenspace / garage Adjacent Uses: Housing				Site appraised for: Residential				Alteration No.2 Designations Map 				Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		Impact			
Site Photos 				UDP Designations Map 				Cumulative Impact				Would development on this site impact upon the five purposes of the Green Belt?		Impact		No Impact					
				Key Designations: UDP NA22.6 New open space EN10 White Land				Adjacent Designations:				1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>		<input type="checkbox"/>					
								Biodiversity				2. Safeguard the countryside from further encroachment?		<input type="checkbox"/>		<input type="checkbox"/>					
Landscape and Townscape				Category 1: Significant Constraints				Category 1: Significant Constraints				3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Sealham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor?		<input type="checkbox"/>		<input type="checkbox"/>					
				Grade 1 Agricultural Land				Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				4. Preserve the special & separate characteristics of historic settlements?		<input type="checkbox"/>		<input type="checkbox"/>					
				Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)				5. Assist in the regeneration of the urban area?		<input type="checkbox"/>		<input type="checkbox"/>					
Category 2: Constraints				Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		<input type="checkbox"/>		<input type="checkbox"/>					
				Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?				<input type="checkbox"/>		<input type="checkbox"/>							
				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 Habitat Regulations Assessment (HRA). Site also lies near to ponds, with evidence of priority species in close proximity to site.		<input type="checkbox"/>		<input type="checkbox"/>					
				Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>			
				Zero/Low Impact - no or minimal mitigation required				Are there any known UK protected species/habitats on or adjacent to the site?				<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>					
				Area of Significant Historic Landscape				Wildlife Corridor				Would the development of the site impact upon the connectivity of habitats?		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>			



Historic Environment and Culture			Green Infrastructure											
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Site formed part of the North Dock railway line.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site provides amenity greenspace (with limited greenspace available in 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 Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor							
	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓							
Flooding 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 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	Raised site, some mitigation necessary as a result.	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 considered potentially suitable for development	Site is not considered suitable for development ✓
								Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)						


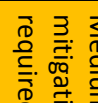


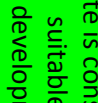
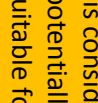
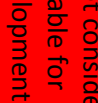



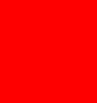





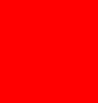
SLR Ref: SHLAA Ref: 413		Site Area: 5.65ha		Site Location: Seaburn Amusements and land to rear, Seaburn, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		50		Greenfield %		50			
Present Land Use: Amusements, sport centre, greenspace, car park Adjacent Uses: Supermarket, housing, greenspace				Site appraised for: Residential / mixed use				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact							
Site Photos 				Designations Map 				Cumulative Impact											
Key Designations: UDP L1/7/9 Open space EN10 White Land CN15 Great North Forest CN23 Wildlife Corridors EC9, L12 Seafront and Coast				Adjacent Designations:				<ul style="list-style-type: none"> Retail / commercial Residential Greenspace 		<ul style="list-style-type: none"> 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		Adjacent to the coast – high landscape value.		Category 1: Significant Constraints		Adverse impact on European sites (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). Priority species evident on and in close proximity to site.							
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land				Adverse impact on Site of Special Scientific Interest (SSSI)		<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"/>											
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>											
						Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>											
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>											
						Wildlife Corridor		<input checked="" type="checkbox"/>											
						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													


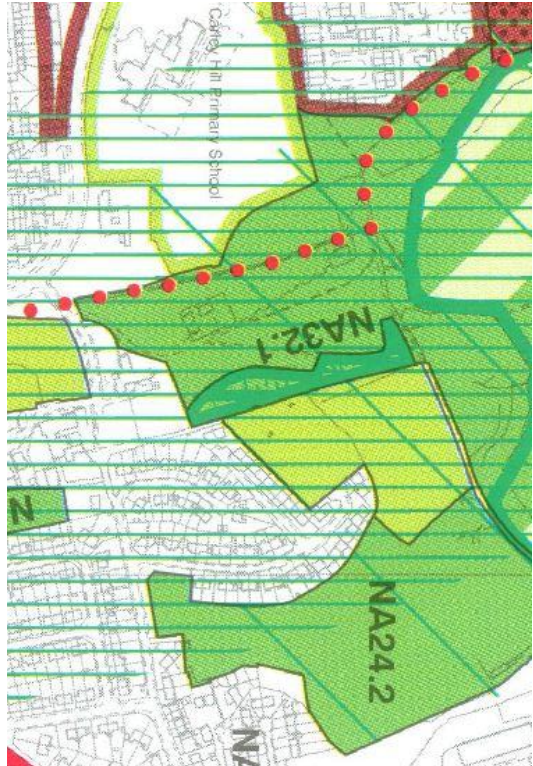
Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site includes a variety of greenspaces (Ocean Park, former boating lake area, Pirate Play Park), as well as a public right of way. Forms part of the coastal Green Infrastructure corridor.
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	✓ ✓	The site lies within a Critical Drainage Area, with pockets of 1:30 surface water flooding, and the southern part of the site lies within the Flood Zones of Cut Throat Dene. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Local services provided at Sea Road	✓ ✓ ✓ ✓	Access provision incorporated within Seaburn Waterplan. Consider access via Lowry Road and in conjunction with Site ref 154. Further developments in Seaburn will require increased school capacity to meet demand.
			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% 10% 20% ✓	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)	HSE COMAH 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)	✓ ✓ ✓ ✓	Suitable for development if issues can be resolved.		
Site Appraisal Conclusion			What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential and leisure 150 35dpha	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development

SLR Ref: SHLAA Ref: 416		Site Area: 12.37ha		Site Location: Land north and west of Ferryboat Lane, North Hylton, Sunderland		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield %		Greenfield %		100		Open countryside?		<input checked="" type="checkbox"/>	
Present Land Use: Agriculture, employment Adjacent Uses: Agriculture, employment				Site Photos 				Site appraised for: Residential				<p>Green Belt Separation</p> <p>In terms of core Green Belt purpose, this Field helps to prevent urban sprawl and countryside encroachment. Furthermore, it forms a major portion of the Strategic Green Infrastructure and wildlife corridor alongside the River Wear, and provides much of the setting to one of the principal and identifiable panoramic viewpoints of Sunderland, both from the A19 bridge and also from Claxheugh Rock. The River Wear Estuary provides a vital green lung within the urban area of Sunderland, which supports the attraction of inward investment into the city.</p> <p>Cumulative Impact</p> <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 							
Designations Map 				Key Designations: CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors B14 Areas of Potential Archaeological Importance NA30.3 Key viewpoints				Adjacent Designations: • Employment • Riverside • Agriculture • Residential											
Landscape and Townscape						Biodiversity						<p>Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Forms a major section of the River Wear wildlife corridor. Priority species are recorded in the area.</p>							
Category 1: Significant Constraints		Grade I 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)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		<input checked="" type="checkbox"/>								<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 Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>		<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		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Site is situated in close proximity to grade II listed Shipwrights Public House. Local archaeological importance relating to North Hy/ton village.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Site forms part of the River Wear Green Infrastructure corridor. A public right of way passes through the site.
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓		Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	✓		Zero/Low Impact - no or minimal mitigation required
						✓	
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from local facilities			
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 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)				Site forms part of the Green Belt. Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				  			

SLR Ref: SHLAA Ref: 439		Site Area: 0.40ha		Site Location: Land at Cricklewood Road, Hylton Castle, 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 housing site Adjacent Uses: Housing and natural greenspace				Site appraised for: Residential				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact					
Site Photos 				Designations Map 				Cumulative Impact									
Key Designations: UDP NA9.6 Housing improvements EN10 White Land				Adjacent Designations:				<ul style="list-style-type: none"> • Residential • Greenspace 									
Landscape and Townscape				Biodiversity													
Category 1: Significant Constraints		Grade 1 Agricultural Land		No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		✓		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site also forms the edge of a wildlife corridor along Hylton Dene, and priority species are recorded 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)		✓		Category 2: Constraints		Adverse impact on Local Geodiversity Site (LGS)		✓					
		Area of Significant Historic Landscape		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		✓		Wildlife Corridor		✓					
				Zero/Low Impact - no or minimal mitigation required				Would the development of the site impact upon the connectivity of habitats?		Yes, linked to a wildlife corridor.		High Impact – significant mitigation required					
				Medium Impact - mitigation required								High Impact – significant mitigation required					
				High Impact – significant mitigation required								High Impact – significant mitigation required					

Historic Environment and Culture			Green Infrastructure									
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site lies alongside a Green Infrastructure corridor.								
				Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Is the proposed development site designated as open space or playing fields?	No.					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone								Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required 
Ground Conditions & Contamination			Suitability and Deliverability									
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 12 30dpha	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 	Previous housing 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)		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: 467		Site Area: 4.32ha		Site Location: Thornbeck College site and land to the north, Fulwell Quarries, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		10		Greenfield %		90							
Present Land Use: Vacant building/ amenity greenspace / football pitch. Adjacent Uses: Housing and greenspace				Site appraised for: Residential				Would development on this site impact upon the five purposes of the Green Belt?		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		Impact		No impact					
Site Photos 				Designations Map 				Key Designations: UDP NA24.2 New greenspace NA32.1 SSSI L1/7/9 Open space EN10 White Land CN15 Great North Forest CN23 Wildlife Corridors		Adjacent Designations: • Greenspace • Residential • Allotments • Woodland		Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • Within Critical Drainage Area • School capacity		Would the development of the site impact upon the connectivity of habitats?		Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		Impact		No impact	
Landscape and Townscape				Biodiversity				Category 1: Significant Constraints [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>		Category 1: Significant Constraints Adverse impact on European sites Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>		Category 2: Constraints Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Category 2: Constraints Area of High Landscape Value or Significance <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 includes part of the Fulwell Quarries SSSI and Local Nature Reserve, and is linked to the wildlife corridor that follows the northern boundary of the city. Priority species are within and in close proximity to the area.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Category 1: Significant Constraints Grade 1 Agricultural Land Ancient Woodland				The site forms part of the Fulwell Quarries area, and includes part of the designated SSSI. The Fulwell Quarries area forms part of the Magnesian Limestone Escarpment and is identified as high landscape value.				Category 1: Significant Constraints Adverse impact on European sites Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>		Category 1: Significant Constraints Adverse impact on European sites Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>		Category 2: Constraints Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Category 2: Constraints Area of High Landscape Value or Significance <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 includes part of the Fulwell Quarries SSSI and Local Nature Reserve, and is linked to the wildlife corridor that follows the northern boundary of the city. Priority species are within and in close proximity to the area.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Category 2: Constraints Area of High Landscape Value or Significance <input checked="" type="checkbox"/>				The site forms part of the Fulwell Quarries area, and includes part of the designated SSSI. The Fulwell Quarries area forms part of the Magnesian Limestone Escarpment and is identified as high landscape value.				Category 1: Significant Constraints Adverse impact on European sites Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>		Category 1: Significant Constraints Adverse impact on European sites Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>		Category 2: Constraints Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Category 2: Constraints Area of High Landscape Value or Significance <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 includes part of the Fulwell Quarries SSSI and Local Nature Reserve, and is linked to the wildlife corridor that follows the northern boundary of the city. Priority species are within and in close proximity to the area.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Category 1: Significant Constraints Grade 1 Agricultural Land Ancient Woodland				The site forms part of the Fulwell Quarries area, and includes part of the designated SSSI. The Fulwell Quarries area forms part of the Magnesian Limestone Escarpment and is identified as high landscape value.				Category 1: Significant Constraints Adverse impact on European sites Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>		Category 1: Significant Constraints Adverse impact on European sites Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>		Category 2: Constraints Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Category 2: Constraints Area of High Landscape Value or Significance <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 includes part of the Fulwell Quarries SSSI and Local Nature Reserve, and is linked to the wildlife corridor that follows the northern boundary of the city. Priority species are within and in close proximity to 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? Local archaeological significance relating to past quarrying and wagonway activity. The site is directly adjacent Fulwell Acoustic Mirror, a Scheduled Ancient Monument and grade II listed building.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site provides amenity greenspace, natural greenspace and a football pitch. Site forms part of a Green Infrastructure corridor that extends from Fulwell Quarries southwards towards the River Wear. A public right of way passes through the site.	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)			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 Sea Road and Southwick			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 100 31dpha How many jobs could the site provide for?			
	✓		Site Appraisal Conclusion Suitable for development if issues can be overcome.			
	✓		Former quarrying activity on site, therefore contamination is possible. The site lies within a Coal Referral Area.	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	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			Site Appraisal Conclusion Suitable for development if issues can be overcome.			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)			Site Appraisal Conclusion Suitable for development if issues can be overcome.			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site Appraisal Conclusion Suitable for development if issues can be overcome.			

SLR Ref: 518 SHLAA Ref:	Site Area: 0.39ha	Site Location: Mcees Club, Southwick.	Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	100	Greenfield %	0	Urban?	Urban fringe?	Open countryside?
----------------------------	-------------------	---------------------------------------	--------------------------------	--	--------------	-----	--------------	---	--------	---------------	-------------------

Present Land Use: Club and vacant ground
Adjacent Uses: Housing and greenspace

Site Photos



Site appraised for: Residential

Designations Map



Key Designations:
UDP EN10 White land.

Adjacent Designations:

- Residential

Cumulative Impact

- Subject to Habitats Regulations Assessment
- School capacity

Would development on this site impact upon the five purposes of the Green Belt?	Impact	No impact
1. Check unrestricted sprawl of the built-up area?	<input type="checkbox"/>	<input type="checkbox"/>
2. Safeguard the countryside from further encroachment?	<input type="checkbox"/>	<input type="checkbox"/>
3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor?	<input type="checkbox"/>	<input type="checkbox"/>
4. Preserve the special & separate characteristics of historic settlements?	<input type="checkbox"/>	<input type="checkbox"/>
5. Assist in the regeneration of the urban area?	<input type="checkbox"/>	<input type="checkbox"/>

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.



Landscapes and Townscape

Category 1: Significant Constraints

Grade 1 Agricultural Land	
Ancient Woodland	

Category 2: Constraints

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

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



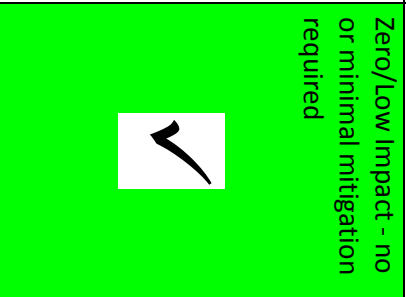

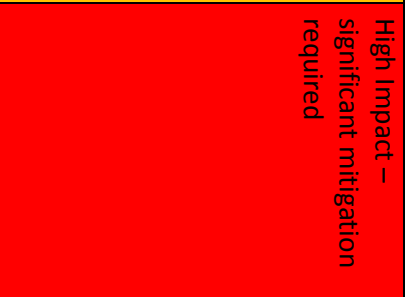
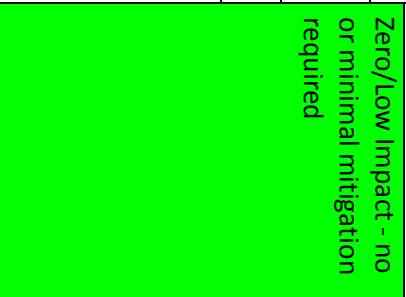
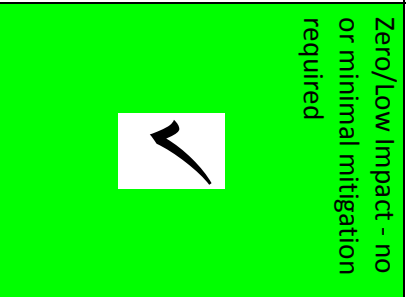

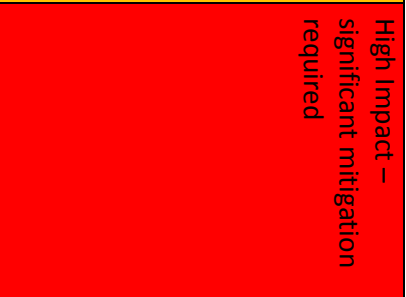
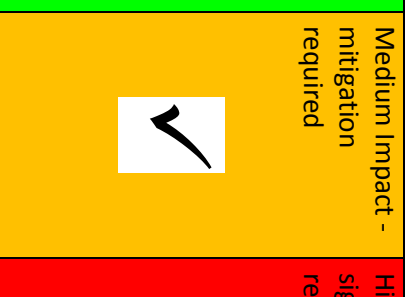
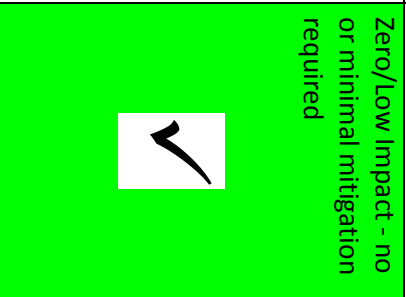

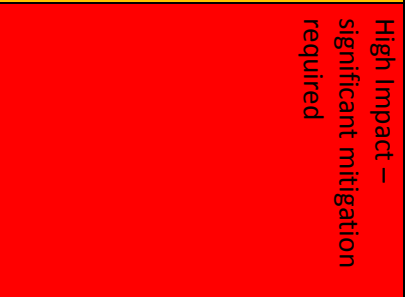
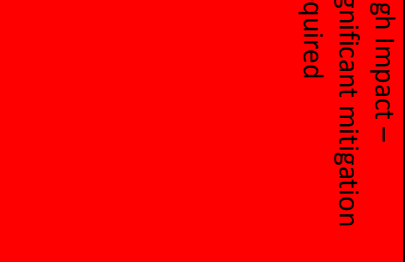
Would the development of the site impact upon the connectivity of habitats?



No.





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

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


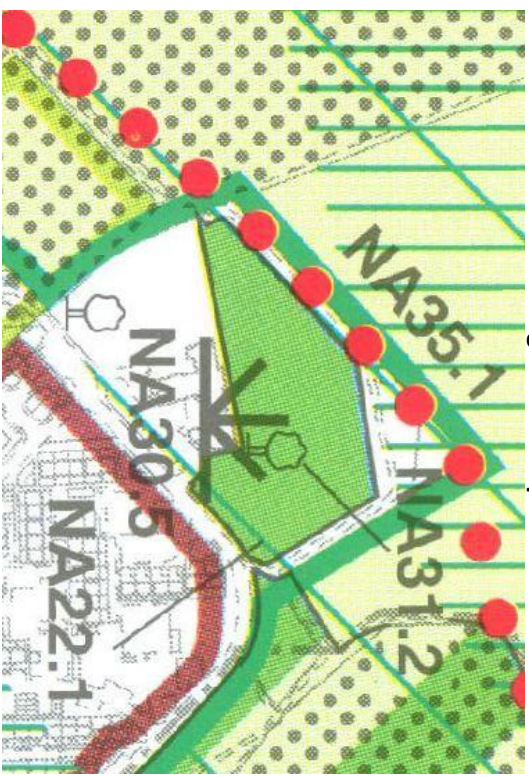
Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation required ✓	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required ✓ Medium Impact - mitigation required High Impact – significant mitigation required
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Infrastructure and Services Is there road capacity for site traffic generation? ✓ Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within 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	✓ No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 8 How many jobs could the site provide for? 21dpha	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required ✓	Site Appraisal Conclusion Potentially suitable for development.	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Medium Impact - mitigation required High Impact – significant mitigation required	Site is considered suitable for development ✓	Site is not considered suitable for development

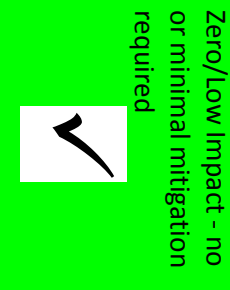
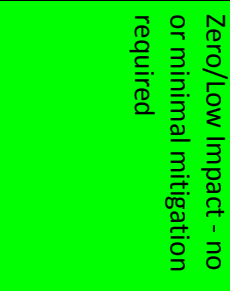
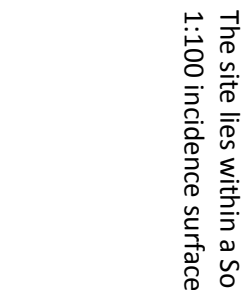
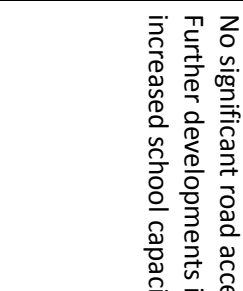
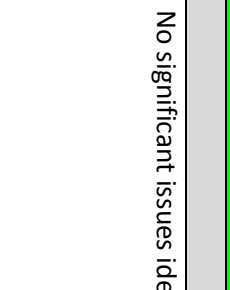
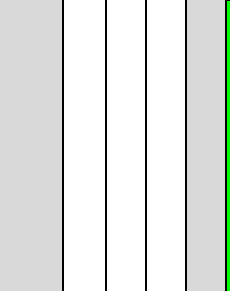
SLR Ref:		Site Area: 0.22ha		Site Location: Southwick Social Club, Church Bank, Southwick, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0	
SHLAA Ref: 520		Present Land Use: Social club		Adjacent Uses: Housing, commercial		Site appraised for: Residential		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> Impact <input type="checkbox"/> No impact <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmooor? <input type="checkbox"/> <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/> Open countryside? <input type="checkbox"/>							
Site Photos				Designations Map													
																	
Key Designations: UDP NA11.2. Retain and improve shopping centres B14 Areas of Potential Archaeological Importance				Adjacent Designations:													
<ul style="list-style-type: none"> Retail Residential Church 				Cumulative Impact													
<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity 																	
Landscape and Townscape										Biodiversity							
Category 1: Significant Constraints		Grade 1 Agricultural Land		Ancient Woodland		No significant issues identified.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Priority species are in close proximity to the area.			
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)				Adverse impact on Site of Special Scientific Interest (SSSI)									
								Adverse impact on Local Nature Reserve (LNR)									
								Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>							
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Wildlife Site (LWS)									
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)									
								Are there any known UK protected species/habitats on or adjacent to the site?									
								Wildlife Corridor									
								Would the development of the site impact upon the connectivity of habitats?		No.							
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? Site is situated opposite and within setting of grade II listed Holy Trinity Church. Site lies within the historic village of Southwick.	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	✓ ✓
Flooding Low incidence potential of groundwater flooding.										
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	✓ ✓	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required High Impact – significant mitigation required	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location	Access to Kings Road only. Further developments in Southwick and Fulwell will require increased school capacity to meet demand.	✓ ✓	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required			
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓ ✓	High Impact – significant mitigation required
Ground Conditions & Contamination										
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 14 64dpha	Site Appraisal Conclusion Potentially suitable for development - infrastructure issues would have to be resolved.	✓ ✓	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development			
								Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required High Impact – significant mitigation required
								Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓ ✓ ✓	High Impact – significant mitigation required

SLR Ref: SHLAA Ref: 537		Site Area: 0.28ha		Site Location: Land at Redcar Rd / Rawdon Road, Redhouse, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0																																				
Present Land Use: Vacant land Adjacent Uses: Housing				Site Photos 				Site appraised for: Residential				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"/>																																		
Designations Map 				Key Designations: UDP EN10 White Land				Adjacent Designations: • 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. 5. Assist in the regeneration of the urban area? <input type="checkbox"/>				<input type="checkbox"/>																																		
Landscape and Townscape										Biodiversity																																												
Category 1: Significant Constraints					Grade 1 Agricultural Land					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					Adverse impact on Site of Special Scientific Interest (SSSI)					Adverse impact on Local Nature Reserve (LNR)					Are there any known European protected species/habitats on or adjacent to the site?					Adverse impact on Local Wildlife Site (LWS)					Adverse impact on Local Geodiversity Site (LGS)					Are there any known UK protected species/habitats on or adjacent to the site?					Wildlife Corridor														
					Tree Preservation Order (TPO)																																																	
					Grade 2 or 3a Agricultural Land																																																	
					Area of Significant Historic Landscape																																																	
No significant issues identified.										Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).																																												
Zero/Low Impact - no or minimal mitigation required					Medium Impact - mitigation required					High Impact - significant mitigation required					Zero/Low Impact - no or minimal mitigation required					Medium Impact - mitigation required					High Impact - significant mitigation required																													
																																																						
Would the development of the site impact upon the connectivity of habitats?										No.																																												

Historic Environment and Culture				Green Infrastructure					
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 1: Significant Constraints No significant issues identified.				
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Infrastructure and Services Is there road capacity for site traffic generation? <input checked="" type="checkbox"/> Is there water and sewerage capacity for site requirements? <input type="checkbox"/> Is there education/community/health facility capacity for site requirements? <input type="checkbox"/> What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Local services provided at Southwick				Previously considered for residential care home with access from Redmond Road. Further developments in Southwick and Fulwell will require increased school capacity to meet demand.		
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? 10 36dpha How many jobs could the site provide for? <input type="checkbox"/>				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/> Medium Impact - mitigation required <input type="checkbox"/> High Impact – significant mitigation required <input checked="" type="checkbox"/>		
Ground Conditions & Contamination									
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.		Site Appraisal Conclusion Site is considered suitable for development.				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"/>	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required <input type="checkbox"/>				High Impact – significant mitigation required <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)		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"/>	


SLR Ref: SHLAA Ref: 556	Site Area: 1.62ha	Site Location: Witherwack House, Witherwack, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100		
Present Land Use: Care home Adjacent Uses: Agriculture, housing		Site appraised for: Residential						Urban?	<input checked="" type="checkbox"/>	Urban fringe?	<input type="checkbox"/>	Open countryside?	
Site Photos 				Designations Map 									
Key Designations: UDP EN10 White Land L2/3/4 New open space NA30.5 Key viewpoint CN15 Great North Forest CN23 Wildlife Corridors				Adjacent Designations: • Agriculture / Green Belt • Greenspace • Residential • Care Home				Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • School capacity					
Landscape and Townscape				Biodiversity									
Category 1: Significant Constraints		Grade 1 Agricultural Land Ancient Woodland		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)	
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land				Adverse impact on 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)	
No significant issues identified.						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				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	
				<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>	
				Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site also forms the edge of a wildlife corridor between Sunderland and South Tyneside. The site lies in close proximity to a SSSI and Local Nature Reserve.								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 private amenity greenspace and forms the edge of a Green Infrastructure corridor that runs east-west between Sunderland and South Tyneside, and links to Fulwell Quarries. A public right of way forms the western edge of the site.	
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 1:100 incidence surface water flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Limited accessibility to local facilities.		No significant road access issues - overall access to facilities is limited. Further developments in Southwick and Fulwell will require increased school capacity to meet demand.	
Ground Conditions & Contamination							
Site Topography	Predominantly Flat	No significant issues identified.		Suitability and Deliverability			
	Gentle Slope			What is considered suitable on the site? Residential	How many homes could be provided? 40	How many jobs could the site provide for? 27dpha	
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)	Potentially suitable for development.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		

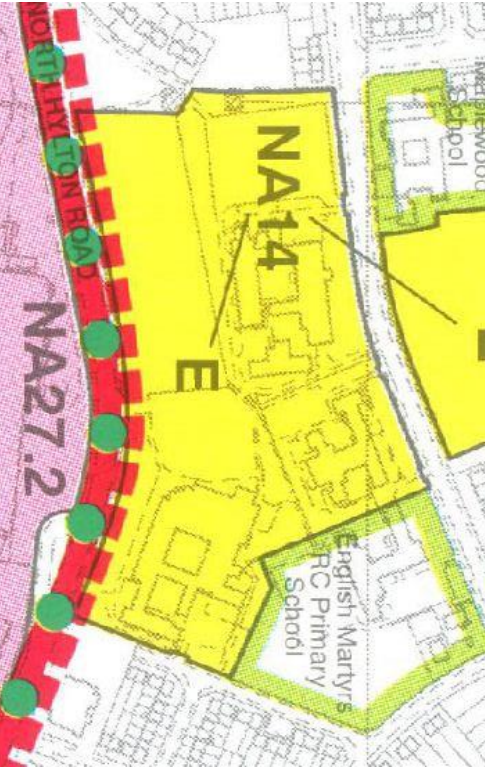
SLR Ref: SHLAA Ref: 563	Site Area: 2.70ha	Site Location: Hylton Skills Campus, Southwick, Sunderland	Is the site in the Green Belt?		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield %	100	Greenfield %	0	Open countryside?
-----------------------------------	--------------------------	---	---------------------------------------	--	------------------------------	--	---------------------	------------	---------------------	----------	--------------------------

Present Land Use: College site Adjacent Uses: School, housing, employment	Site appraised for: Residential	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	Impact	No impact
--	--	--	--------	-----------

Site Photos



Designations Map





Key Designations:
UDP NA14 Further development of Redcar Road Campus for College related uses

Adjacent Designations:

- School
- Employment
- Residential

Cumulative Impact

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

		Key Designations: UDP NA14 Further development of Redcar Road Campus for College related uses	Adjacent Designations:	Cumulative Impact
---	---	---	-------------------------------	--------------------------

Landscape and Townscape

Category 1: Significant Constraints	Grade 1 Agricultural Land Ancient Woodland	No significant issues identified.	<table border="1"> <tr> <td>Category 1: Significant Constraints</td> <td>Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Adverse impact on Site of Special Scientific Interest (SSSI)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Nature Reserve (LNR)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known European protected species/habitats on or adjacent to the site?</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Category 2: Constraints</td> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Geodiversity Site (LGS)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known UK protected species/habitats on or adjacent to the site?</td> <td></td> </tr> <tr> <td></td> <td>Wildlife Corridor</td> <td></td> </tr> </table>	Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>		Adverse impact on Site of Special Scientific Interest (SSSI)			Adverse impact on Local Nature Reserve (LNR)			Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>	Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Are there any known UK protected species/habitats on or adjacent to the site?			Wildlife Corridor	
Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))			<input checked="" type="checkbox"/>																							
	Adverse impact on Site of Special Scientific Interest (SSSI)																										
	Adverse impact on Local Nature Reserve (LNR)																										
	Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>																									
Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)																										
	Adverse impact on Local Geodiversity Site (LGS)																										
	Are there any known UK protected species/habitats on or adjacent to the site?																										
	Wildlife Corridor																										

Category 1: Significant Constraints	Grade 1 Agricultural Land Ancient Woodland	No significant issues identified.	<table border="1"> <tr> <td>Category 1: Significant Constraints</td> <td>Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Adverse impact on Site of Special Scientific Interest (SSSI)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Nature Reserve (LNR)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known European protected species/habitats on or adjacent to the site?</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Category 2: Constraints</td> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Geodiversity Site (LGS)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known UK protected species/habitats on or adjacent to the site?</td> <td></td> </tr> <tr> <td></td> <td>Wildlife Corridor</td> <td></td> </tr> </table>	Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>		Adverse impact on Site of Special Scientific Interest (SSSI)			Adverse impact on Local Nature Reserve (LNR)			Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>	Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Are there any known UK protected species/habitats on or adjacent to the site?			Wildlife Corridor	
Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))			<input checked="" type="checkbox"/>																							
	Adverse impact on Site of Special Scientific Interest (SSSI)																										
	Adverse impact on Local Nature Reserve (LNR)																										
	Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>																									
Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)																										
	Adverse impact on Local Geodiversity Site (LGS)																										
	Are there any known UK protected species/habitats on or adjacent to the site?																										
	Wildlife Corridor																										

Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	No significant issues identified.	<table border="1"> <tr> <td>Category 1: Significant Constraints</td> <td>Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Adverse impact on Site of Special Scientific Interest (SSSI)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Nature Reserve (LNR)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known European protected species/habitats on or adjacent to the site?</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Category 2: Constraints</td> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Geodiversity Site (LGS)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known UK protected species/habitats on or adjacent to the site?</td> <td></td> </tr> <tr> <td></td> <td>Wildlife Corridor</td> <td></td> </tr> </table>	Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>		Adverse impact on Site of Special Scientific Interest (SSSI)			Adverse impact on Local Nature Reserve (LNR)			Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>	Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Are there any known UK protected species/habitats on or adjacent to the site?			Wildlife Corridor	
Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))			<input checked="" type="checkbox"/>																							
	Adverse impact on Site of Special Scientific Interest (SSSI)																										
	Adverse impact on Local Nature Reserve (LNR)																										
	Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>																									
Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)																										
	Adverse impact on Local Geodiversity Site (LGS)																										
	Are there any known UK protected species/habitats on or adjacent to the site?																										
	Wildlife Corridor																										

Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	No significant issues identified.	<table border="1"> <tr> <td>Category 1: Significant Constraints</td> <td>Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Adverse impact on Site of Special Scientific Interest (SSSI)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Nature Reserve (LNR)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known European protected species/habitats on or adjacent to the site?</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Category 2: Constraints</td> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Geodiversity Site (LGS)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known UK protected species/habitats on or adjacent to the site?</td> <td></td> </tr> <tr> <td></td> <td>Wildlife Corridor</td> <td></td> </tr> </table>	Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>		Adverse impact on Site of Special Scientific Interest (SSSI)			Adverse impact on Local Nature Reserve (LNR)			Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>	Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Are there any known UK protected species/habitats on or adjacent to the site?			Wildlife Corridor	
Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))			<input checked="" type="checkbox"/>																							
	Adverse impact on Site of Special Scientific Interest (SSSI)																										
	Adverse impact on Local Nature Reserve (LNR)																										
	Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>																									
Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)																										
	Adverse impact on Local Geodiversity Site (LGS)																										
	Are there any known UK protected species/habitats on or adjacent to the site?																										
	Wildlife Corridor																										

Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	No significant issues identified.	<table border="1"> <tr> <td>Category 1: Significant Constraints</td> <td>Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Adverse impact on Site of Special Scientific Interest (SSSI)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Nature Reserve (LNR)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known European protected species/habitats on or adjacent to the site?</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Category 2: Constraints</td> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Geodiversity Site (LGS)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known UK protected species/habitats on or adjacent to the site?</td> <td></td> </tr> <tr> <td></td> <td>Wildlife Corridor</td> <td></td> </tr> </table>	Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>		Adverse impact on Site of Special Scientific Interest (SSSI)			Adverse impact on Local Nature Reserve (LNR)			Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>	Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Are there any known UK protected species/habitats on or adjacent to the site?			Wildlife Corridor	
Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))			<input checked="" type="checkbox"/>																							
	Adverse impact on Site of Special Scientific Interest (SSSI)																										
	Adverse impact on Local Nature Reserve (LNR)																										
	Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>																									
Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)																										
	Adverse impact on Local Geodiversity Site (LGS)																										
	Are there any known UK protected species/habitats on or adjacent to the site?																										
	Wildlife Corridor																										








Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	No significant issues identified.	<table border="1"> <tr> <td>Category 1: Significant Constraints</td> <td>Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Adverse impact on Site of Special Scientific Interest (SSSI)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Nature Reserve (LNR)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known European protected species/habitats on or adjacent to the site?</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Category 2: Constraints</td> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Geodiversity Site (LGS)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known UK protected species/habitats on or adjacent to the site?</td> <td></td> </tr> <tr> <td></td> <td>Wildlife Corridor</td> <td></td> </tr> </table>	Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>		Adverse impact on Site of Special Scientific Interest (SSSI)			Adverse impact on Local Nature Reserve (LNR)			Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>	Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Are there any known UK protected species/habitats on or adjacent to the site?			Wildlife Corridor	
Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))			<input checked="" type="checkbox"/>																							
	Adverse impact on Site of Special Scientific Interest (SSSI)																										
	Adverse impact on Local Nature Reserve (LNR)																										
	Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>																									
Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)																										
	Adverse impact on Local Geodiversity Site (LGS)																										
	Are there any known UK protected species/habitats on or adjacent to the site?																										
	Wildlife Corridor																										



Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	No significant issues identified.	<table border="1"> <tr> <td>Category 1: Significant Constraints</td> <td>Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Adverse impact on Site of Special Scientific Interest (SSSI)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Nature Reserve (LNR)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known European protected species/habitats on or adjacent to the site?</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Category 2: Constraints</td> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Geodiversity Site (LGS)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known UK protected species/habitats on or adjacent to the site?</td> <td></td> </tr> <tr> <td></td> <td>Wildlife Corridor</td> <td></td> </tr> </table>	Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>		Adverse impact on Site of Special Scientific Interest (SSSI)			Adverse impact on Local Nature Reserve (LNR)			Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>	Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Are there any known UK protected species/habitats on or adjacent to the site?			Wildlife Corridor	
Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))			<input checked="" type="checkbox"/>																							
	Adverse impact on Site of Special Scientific Interest (SSSI)																										
	Adverse impact on Local Nature Reserve (LNR)																										
	Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>																									
Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)																										
	Adverse impact on Local Geodiversity Site (LGS)																										
	Are there any known UK protected species/habitats on or adjacent to the site?																										
	Wildlife Corridor																										




Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	No significant issues identified.	<table border="1"> <tr> <td>Category 1: Significant Constraints</td> <td>Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Adverse impact on Site of Special Scientific Interest (SSSI)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Nature Reserve (LNR)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known European protected species/habitats on or adjacent to the site?</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Category 2: Constraints</td> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Geodiversity Site (LGS)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known UK protected species/habitats on or adjacent to the site?</td> <td></td> </tr> <tr> <td></td> <td>Wildlife Corridor</td> <td></td> </tr> </table>	Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>		Adverse impact on Site of Special Scientific Interest (SSSI)			Adverse impact on Local Nature Reserve (LNR)			Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>	Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Are there any known UK protected species/habitats on or adjacent to the site?			Wildlife Corridor	
Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))			<input checked="" type="checkbox"/>																							
	Adverse impact on Site of Special Scientific Interest (SSSI)																										
	Adverse impact on Local Nature Reserve (LNR)																										
	Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>																									
Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)																										
	Adverse impact on Local Geodiversity Site (LGS)																										
	Are there any known UK protected species/habitats on or adjacent to the site?																										
	Wildlife Corridor																										

Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	No significant issues identified.	<table border="1"> <tr> <td>Category 1: Significant Constraints</td> <td>Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Adverse impact on Site of Special Scientific Interest (SSSI)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Nature Reserve (LNR)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known European protected species/habitats on or adjacent to the site?</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Category 2: Constraints</td> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Geodiversity Site (LGS)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known UK protected species/habitats on or adjacent to the site?</td> <td></td> </tr> <tr> <td></td> <td>Wildlife Corridor</td> <td></td> </tr> </table>	Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>		Adverse impact on Site of Special Scientific Interest (SSSI)			Adverse impact on Local Nature Reserve (LNR)			Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>	Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Are there any known UK protected species/habitats on or adjacent to the site?			Wildlife Corridor	
Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))			<input checked="" type="checkbox"/>																							
	Adverse impact on Site of Special Scientific Interest (SSSI)																										
	Adverse impact on Local Nature Reserve (LNR)																										
	Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>																									
Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)																										
	Adverse impact on Local Geodiversity Site (LGS)																										
	Are there any known UK protected species/habitats on or adjacent to the site?																										
	Wildlife Corridor																										


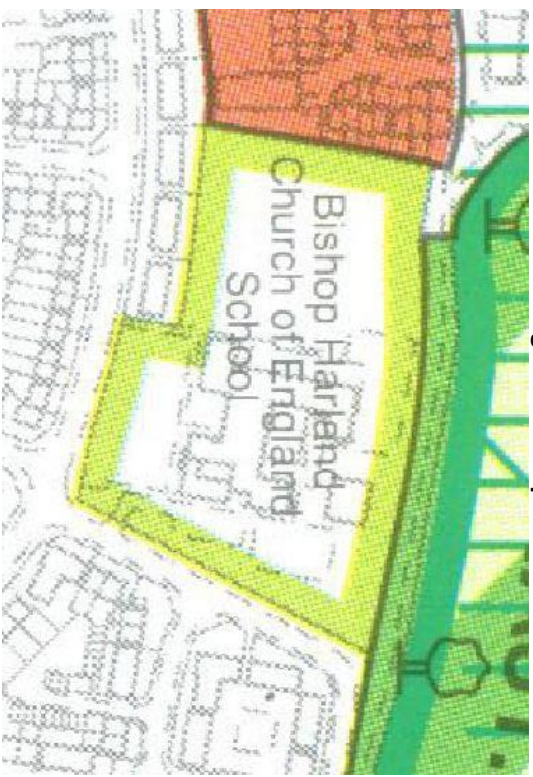
Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO)	No significant issues identified.	<table border="1"> <tr> <td>Category 1: Significant Constraints</td> <td>Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Adverse impact on Site of Special Scientific Interest (SSSI)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Nature Reserve (LNR)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known European protected species/habitats on or adjacent to the site?</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Category 2: Constraints</td> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Geodiversity Site (LGS)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known UK protected species/habitats on or adjacent to the site?</td> <td></td> </tr> <tr> <td></td> <td>Wildlife Corridor</td> <td></td> </tr> </table>	Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>		Adverse impact on Site of Special Scientific Interest (SSSI)			Adverse impact on Local Nature Reserve (LNR)			Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>	Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Are there any known UK protected species/habitats on or adjacent to the site?			Wildlife Corridor	
Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))			<input checked="" type="checkbox"/>																							
	Adverse impact on Site of Special Scientific Interest (SSSI)																										
	Adverse impact on Local Nature Reserve (LNR)																										
	Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>																									
Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)																										
	Adverse impact on Local Geodiversity Site (LGS)																										
	Are there any known UK protected species/habitats on or adjacent to the site?																										
	Wildlife Corridor																										

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



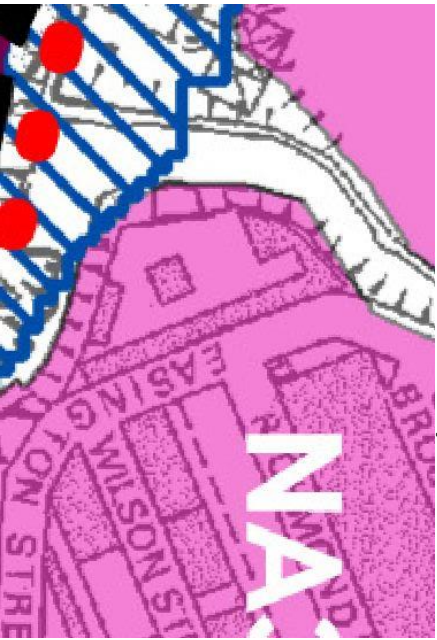
SLR Ref: SHLAA Ref: 565		Site Area: 3.98ha		Site Location: Phoenix Tower, North Hyton Road Industrial Estate, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0			
Present Land Use: Employment land				Adjacent Uses: Employment, housing, supermarket				Site appraised for: Residential				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>		Impact		No impact	
Site Photos				Designations Map				Would development on this site impact upon the five purposes of the Green Belt? 2. Safeguard the countryside from further encroachment?		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
								Would development on this site impact upon the five purposes of the Green Belt? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor?		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Key Designations:				Adjacent Designations:				Would development on this site impact upon the five purposes of the Green Belt? 4. Preserve the special & separate characteristics of historic settlements?		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
UDP NA1.2 Employment areas to be retained and improved M5 Eastern Limit of Shallow Coalfield Area				Employment Retail Residential				Would development on this site impact upon the five purposes of the Green Belt? 5. Assist in the regeneration of the urban area?		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Cumulative Impact				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.		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Landscape and Townscape				Biodiversity				Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site is close to ponds and priority species are found in the area. Site also lies in close proximity to a SSSI and Local Nature Reserve.		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>					
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>					
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>					
		Grade 2 or 3a Agricultural Land		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>									
		Area of Significant Historic Landscape		Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>									
				Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>									
				Wildlife Corridor		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>									
				Would the development of the site impact upon the connectivity of habitats?		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>									
				Zero/Low Impact - no or minimal mitigation required		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>									
				Medium Impact - mitigation required		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>									
				High Impact - significant mitigation required		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>									


Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.	
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Source Protection Zone and has pockets of 1:100 incidence surface water flooding. Low incidence potential of groundwater flooding.		Medium Impact - mitigation required	High Impact - significant mitigation required	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within an accessible location	Outline permission has considered traffic issues. Further developments in Southwick and Fulwell will require increased school capacity to meet demand.
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Industrial use may mean than contaminants are present.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 140 47dpha	Site is considered suitable for development 	Site is not considered suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Site given outline planning permission in 2014 but never taken forward		Site is considered 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 lies within the historic village of Fulwell.	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 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within an accessible location	Impact to Station Road to be considered.	
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			No significant issues identified.	What is considered suitable on the site? Residential		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
				How many homes could be provided? 25				
				How many jobs could the site provide for? 92dpha				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site Appraisal Conclusion Fire Station has been relocated. Issues around biodiversity and access would need to be resolved before development could be considered				
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: SHLAA Ref: 572		Site Area: 1.26ha		Site Location: Former Bishop Harland School, Redhouse, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		50		Greenfield %		50	
Present Land Use: Former school Adjacent Uses: Housing and greenspace				Site appraised for: Residential				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Urban?		50		Greenfield %		50	
Site Photos 				Designations Map 						Urban?		50		Greenfield %		50	
Key Designations: L7 School playing fields				Adjacent Designations:				Cumulative Impact		Urban?		50		Greenfield %		50	
				<ul style="list-style-type: none"> Residential Sports fields 				<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 		Urban?		50		Greenfield %		50	
Landscaped and Townscape				No significant issues identified.				Biodiversity		Urban?		50		Greenfield %		50	
Category 1: Significant Constraints														Urban?		50	
Grade 1 Agricultural Land								Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Urban?		50		Greenfield %		50	
Ancient Woodland								Adverse impact on Site of Special Scientific Interest (SSSI)		Urban?		50		Greenfield %		50	
								Adverse impact on Local Nature Reserve (LNR)		Urban?		50		Greenfield %		50	
Category 2: Constraints								Adverse impact on Local Wildlife Site (LWS)		Urban?		50		Greenfield %		50	
Area of High Landscape Value or Significance								Adverse impact on Local Geodiversity Site (LGS)		Urban?		50		Greenfield %		50	
Tree Preservation Order (TPO)								Are there any known UK protected species/habitats on or adjacent to the site?		Urban?		50		Greenfield %		50	
Grade 2 or 3a Agricultural Land								Wildlife Corridor		Urban?		50		Greenfield %		50	
Area of Significant Historic Landscape								Would the development of the site impact upon the connectivity of habitats?		Urban?		50		Greenfield %		50	
								No.		Urban?		50		Greenfield %		50	
								Zero/Low Impact - no or minimal mitigation required		Urban?		50		Greenfield %		50	
								Medium Impact - mitigation required		Urban?		50		Greenfield %		50	
								High Impact - significant mitigation required		Urban?		50		Greenfield %		50	


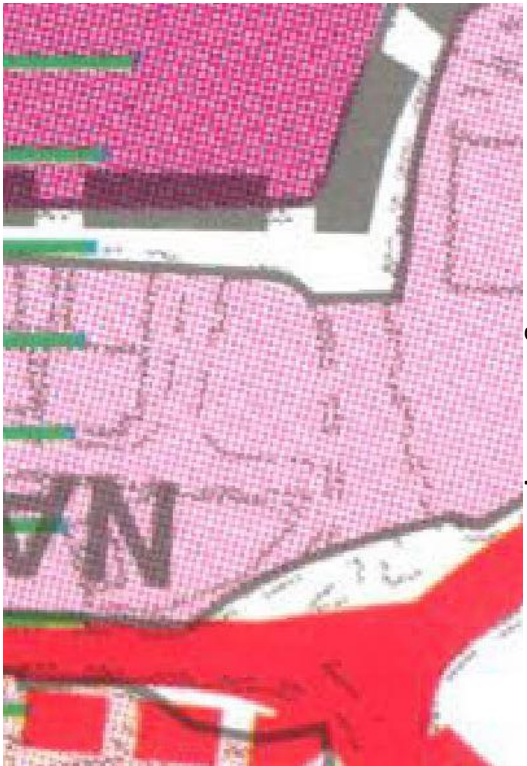
Historic Environment and Culture				Green Infrastructure													
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site includes school playing fields and amenity greenspace.											
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>							
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 an accessible location				Impact to Ramilles Road to be considered.									
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required	<input checked="" type="checkbox"/>	Medium Impact - mitigation required	High Impact – significant mitigation required	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required								
										Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope				Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 45 40dppha 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 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			
										<input checked="" type="checkbox"/>				Site is considered potentially suitable for development			
<input checked="" type="checkbox"/>				Site is not considered suitable for development													

SLR Ref: 649		Site Area: 0.33ha		Site Location: The Arches, Easington Street, Sheepfolds, SR5 1BQ		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0					
SHLAA Ref:										Urban?		<input checked="" type="checkbox"/>		Urban fringe?		<input type="checkbox"/>		Open countryside?		<input type="checkbox"/>	
Present Land Use: Storage				Adjacent Uses: Employment land and greenspace				Site appraised for: Residential				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/> <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.									
Site Photos				Designations Map				Alteration No.2 Map													
																					
				Key Designations: UDP NA1.4 Employment land to be retained CN23 Wildlife Corridors				Adjacent Designations:													
				<ul style="list-style-type: none"> • Employment land • Greenspace 				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		Part of the coal staithes linked to Wearmouth Colliery.						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). Site also forms the edge of the River Wear wildlife corridor, lying in close proximity to a Local Wildlife Site, and with priority species in vicinity of site.					
		Ancient Woodland										Adverse impact on Site of Special Scientific Interest (SSSI)		<input checked="" type="checkbox"/>							
Category 2: Constraints		Area of High Landscape Value or Significance										Adverse impact on Local Nature Reserve (LNR)		<input type="checkbox"/>							
		Tree Preservation Order (TPO)										Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>							
		Grade 2 or 3a Agricultural Land										Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>							
		Area of Significant Historic Landscape		<input checked="" type="checkbox"/>		Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>													
		Zero/Low Impact - no or minimal mitigation required		<input checked="" type="checkbox"/>		Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>													
		Medium Impact - mitigation required		<input checked="" type="checkbox"/>		Wildlife Corridor		<input checked="" type="checkbox"/>													
		High Impact - significant mitigation required		<input checked="" type="checkbox"/>		Would the development of the site impact upon the connectivity of habitats?		Yes.													
		Zero/Low Impact - no or minimal mitigation required		<input checked="" type="checkbox"/>																	
		Medium Impact - mitigation required		<input checked="" type="checkbox"/>																	
		High Impact - significant mitigation required		<input checked="" type="checkbox"/>																	


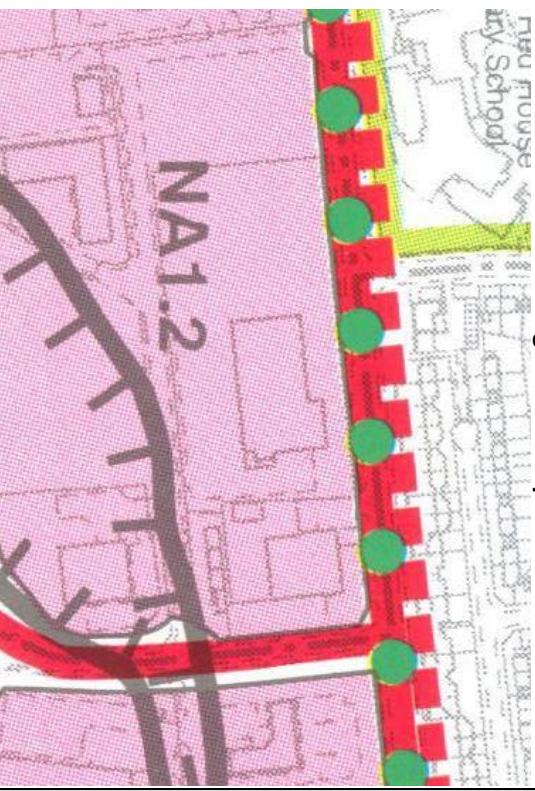

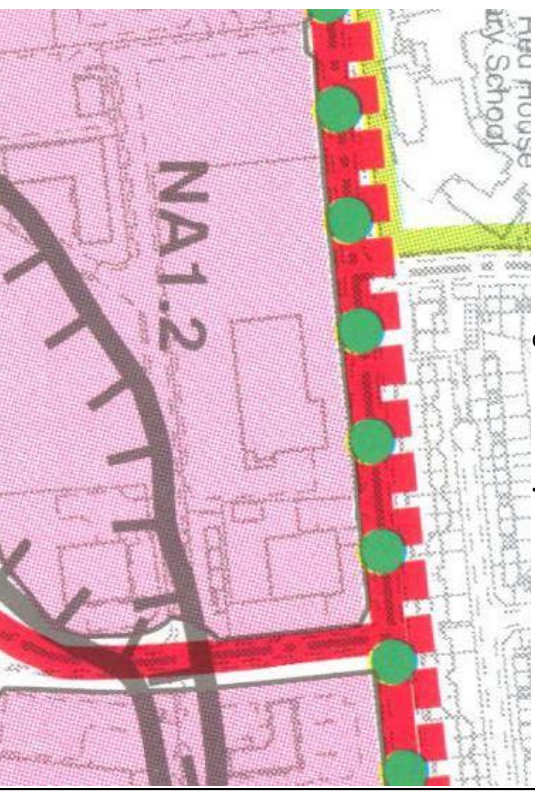
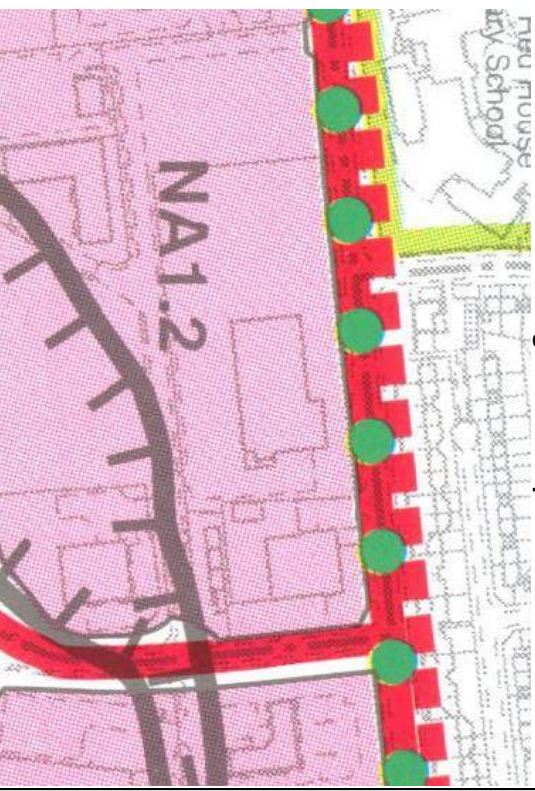
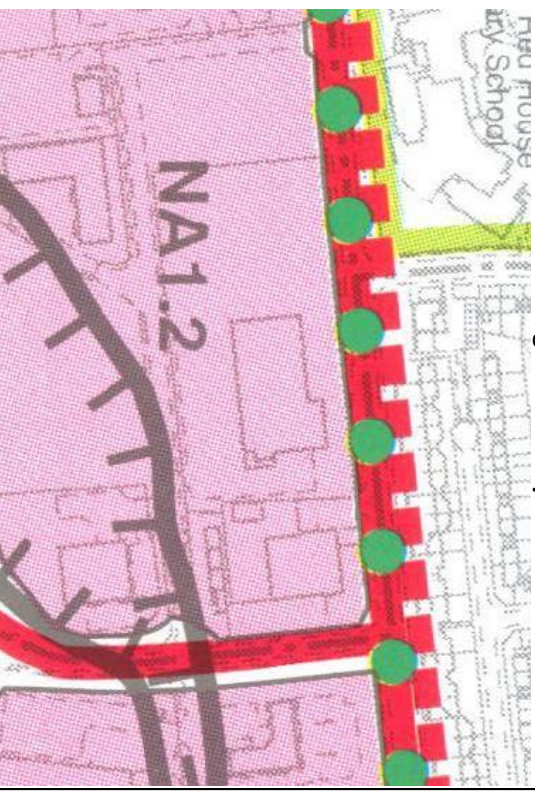
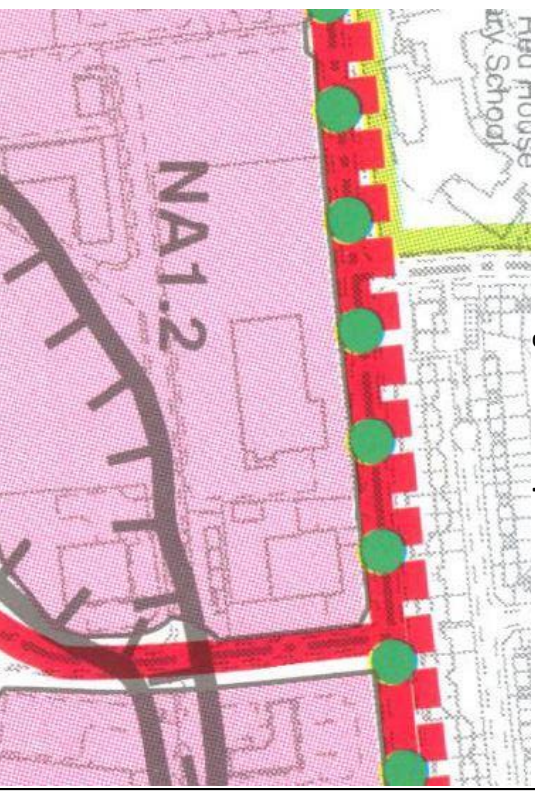
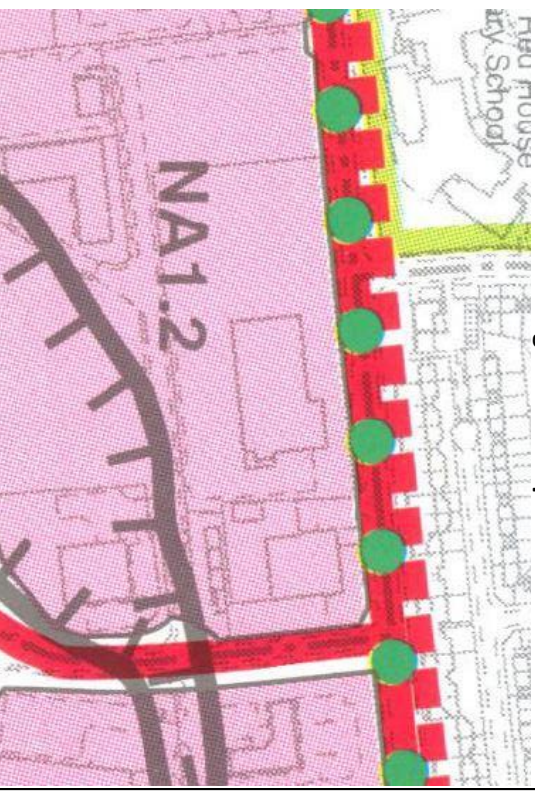
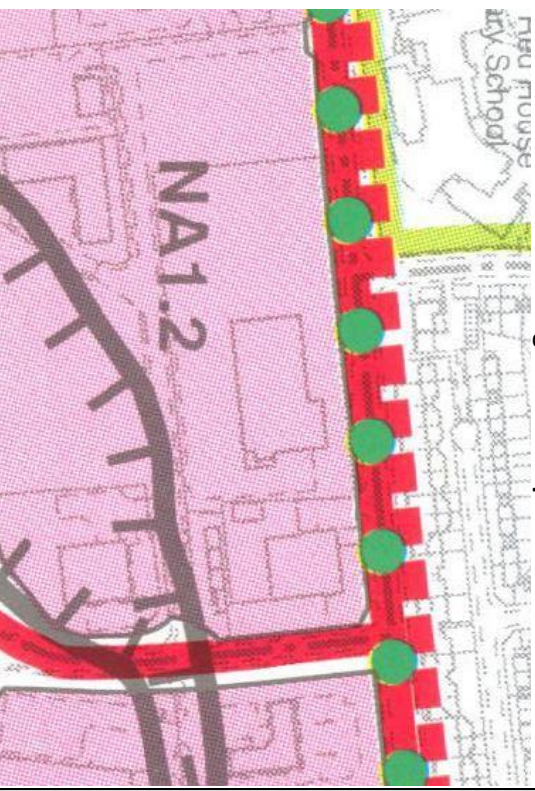
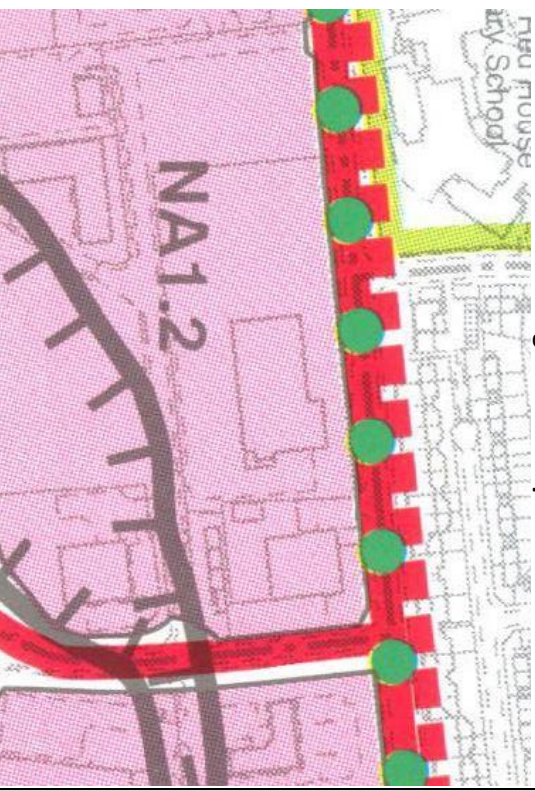
Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Yes, the arches are part of the Grade 2 listed former NEER stables. Within wider setting of grade II listed Wearmouth Road and Rail Bridges.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Forms the edge of the River Wear 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? Within accessible location				Potential conflict between residential and industrial traffic. Limited access with potential rear parking court.
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Zero/Low Impact - no or minimal mitigation required  High Impact – significant mitigation required				Zero/Low Impact - no or minimal mitigation required  High Impact – significant mitigation required	
								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)			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required			Site is considered suitable for development 	
								Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)


SLR Ref: SHLAA Ref: 652		Site Area: 1.21ha		Site Location: Land at Old Mill Road, Marley Potts, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield % 0 Greenfield % 100		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/> Open countryside? <input type="checkbox"/>							
Present Land Use: Amenity greenspace Adjacent Uses: Sports fields, housing Site Photos 				Site appraised for: Residential Designations Map 				Key Designations: UDP L1/7/9 Existing open space Adjacent Designations: <ul style="list-style-type: none"> • Residential • Sports field • Amenity greenspace 						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 Ancient Woodland Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape				No significant issues identified.				Biodiversity Category 1: Significant Constraints Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor						Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). The site also forms the edge of an east-west wildlife corridor that runs between Sunderland and South Tyneside.					
				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>				Medium Impact - mitigation required <input type="checkbox"/>				High Impact - significant mitigation required <input type="checkbox"/>							
				Would the development of the site impact upon the connectivity of habitats? Yes. <input checked="" type="checkbox"/>				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>				Medium Impact - mitigation required <input checked="" type="checkbox"/>				High Impact - significant mitigation required <input 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? Much of the site has local archaeological interest in relation to past quarrying activity.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms amenity greenspace.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			
Ground Conditions & Contamination			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	The site is subject to past landfill / waste, and historic quarrying.	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 38 35dpha
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			

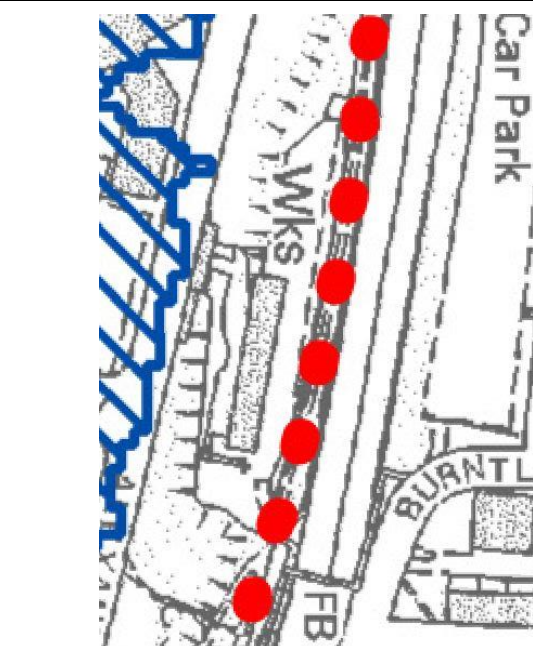


SLR Ref: 721		Site Area: 0.09ha		Site Location: Plot 1, Low Southwick Industrial Estate, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0					
SHLAA Ref:												Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>							
Present Land Use: Car park		Adjacent Uses: Employment land		Site appraised for: Employment land								Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact							
								<p>Key Designations:</p> <ul style="list-style-type: none"> UDP NA1.3 Employment land CN23 Wildlife Corridor 				<p>Adjacent Designations:</p> <ul style="list-style-type: none"> Employment Viaduct 				<p>Cumulative Issues</p> <ul style="list-style-type: none"> Subject to Habitats Regulations Assessment 				<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>			
<p>Landscape and Townscape</p> <p>Category 1: Significant Constraints</p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</p>				<p>The site forms part of the wider River Wear limestone gorge which is identified as an area of higher landscape value. The area has considerable industrial history, and the site sits alongside the Grade II listed Queen Alexandra Bridge.</p>				<p>Biodiversity</p> <p>Category 1: Significant Constraints</p> <p>Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site?</p>				<p>Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Lies within the River Wear wildlife corridor.</p>											
<p>Category 2: Constraints</p> <p>Area of High Landscape Value or Significance</p> <p>Tree Preservation Order (TPO)</p> <p>Grade 2 or 3a Agricultural Land</p>				<p>Area of Significant Historic Landscape</p>				<p>Category 2: Constraints</p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p>				<p>Would the development of the site impact upon the connectivity of habitats? No.</p>				<p>Zero/Low Impact - no or minimal mitigation required</p> <p>Medium Impact - mitigation required</p> <p>High Impact - significant mitigation required</p>							

Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance, relating to riverside industry. In close proximity to Grade II listed QA Bridge.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms part of the River Wear strategic Green Infrastructure corridor.
Flooding 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
Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of 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		Infrastructure and Services	
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Possible contamination from previous industrial uses.	Is there road capacity for site traffic generation? <input checked="" type="checkbox"/>	
		Is there water and sewerage capacity for site requirements? <input type="checkbox"/>	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	
		What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Medium Impact - mitigation required	Suitability and Deliverability	
		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	
Site Appraisal Conclusion		Employment	
Retain employment allocation		Site is considered suitable for development	
Retain employment allocation		Site is considered potentially suitable for development	
Retain employment allocation		Site is not considered suitable for development	



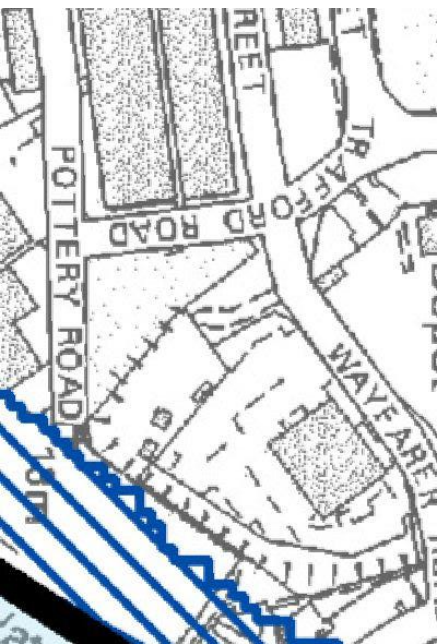
SLR Ref: 722		Site Area: 1.57ha		Site Location: Plot 1, North Hylton Industrial Estate, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0			
SHLAA Ref:												Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>					
Present Land Use: Employment land		Adjacent Uses: Employment, housing, greenspace		Site appraised for: Employment land		Key Designations: UDP NA1.2 Employment areas to be retained and improved M5 Eastern Limit of Shallow Coalfield Area		Cumulative Issues: <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 		<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>No.</p>		<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>No.</p>		<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>No.</p>		<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>No.</p>		<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>No.</p>		<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>No.</p>	
																					
<p>Landscape and Townscape</p> <p>Category 1: Significant Constraints</p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</p>		<p>Category 2: Constraints</p> <p>Area of High Landscape Value or Significance</p> <p>Tree Preservation Order (TPO)</p> <p>Grade 2 or 3a Agricultural Land</p>		<p>Area of Significant Historic Landscape</p>		<p>No significant issues identified.</p>		<p>Category 1: Significant Constraints</p> <p>Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site?</p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p>		<p>Category 2: Constraints</p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p>		<p>Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site is close to ponds and priority species are found in the area. Site also lies in close proximity to a SSSI and Local Nature Reserve.</p>		<p>Zero/Low Impact - no or minimal mitigation required</p>		<p>Medium Impact - mitigation required</p>		<p>High Impact - significant mitigation required</p>			

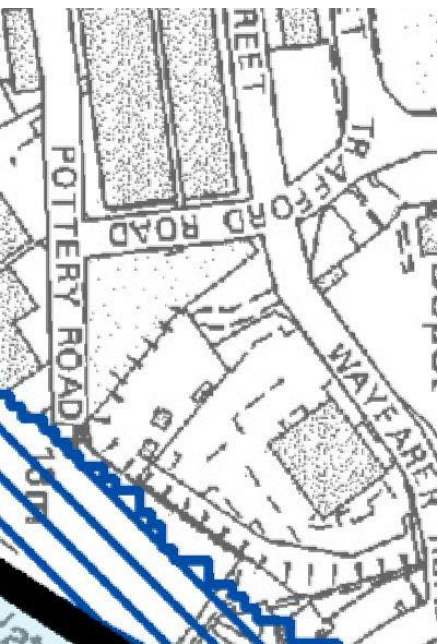
Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological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




SLR Ref: 724 SHLAA Ref:	Site Area: 0.54ha	Site Location: Plot 1, Sunderland Enterprise Park East, Southwick, Sunderland			Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	100	Greenfield %	0	Open countryside?	Impact	No impact	
Present Land Use: Vacant land Adjacent Uses: Employment land, dual carriageway		Site appraised for: Employment land			Green Belt Separation 	Cumulative Issues <ul style="list-style-type: none"> Subject to Habitats Regulations Assessment 	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.							
 Site Photos	 Designations Map	Key Designations: UDP EN10 White Land	Adjacent Designations: <ul style="list-style-type: none"> Employment Dual carriageway 											
Landscape and Townscape				Biodiversity										
Category 1: Significant Constraints	Grade I Agricultural Land	The site forms part of the wider River Wear limestone gorge which is identified as an area of higher landscape value. The area has considerable industrial history, the site once provided the offices for the Austin & Pickersgill shipyard.	Category 1: Significant Constraints	Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)	<input checked="" type="checkbox"/>	Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Lies within the River Wear wildlife corridor.						Zero/Low Impact - no or minimal mitigation required		
	Ancient Woodland			Adverse impact on Site of Special Scientific Interest (SSSI)								Zero/Low Impact - no or minimal mitigation required		
Area of High Landscape Value or Significance	Adverse impact on Local Nature Reserve (LNR)		Medium Impact - mitigation required											
Tree Preservation Order (TPO)	Adverse impact on Local Wildlife Site (LWS)		High Impact - significant mitigation required											
Category 2: Constraints	Grade 2 or 3a Agricultural Land	Category 2: Constraints	Adverse impact on Local Geodiversity Site (LGS)	Would the development of the site impact upon the connectivity of habitats? No. <input checked="" type="checkbox"/>			Medium Impact - mitigation required							
	Area of Significant Historic Landscape	Wildlife Corridor	Would the development of the site impact upon the connectivity of habitats? No. <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? Local archaeological significance, relating to the former Austin & Pickersgill Shipyard.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms part of the River Wear strategic Green Infrastructure corridor.	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 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 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?			
The site is subject to lower incidence groundwater flooding. Part of the site lies within a Source Protection Zone.				Access issues with Wessington Way. Level difference with Alexandra Avenue. Constrained site.			
Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of 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		Very steep access to site from Alexandra Avenue.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?		Employment/mixed use /open space	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site Appraisal Conclusion Further policy consideration is required, potential for mixed use site.			
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			


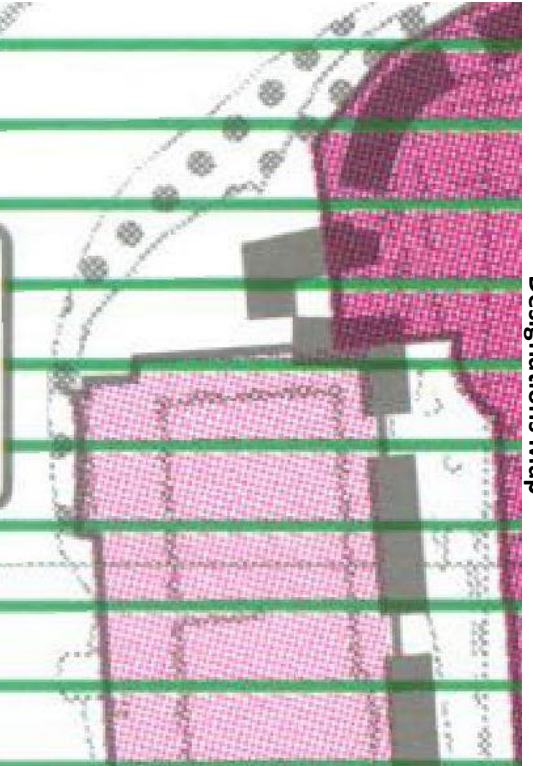
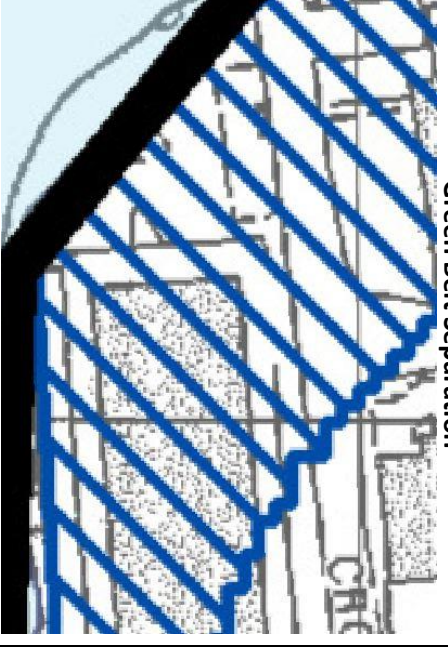

SLR Ref: 725		Site Area: 0.30ha		Site Location: Plot 8, Low Southwick Industrial Estate, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0	
SHLAA Ref:				Present Land Use: Vacant employment land		Adjacent Uses: Employment land, viaduct		Site appraised for:		Employment land		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact			
Site Photos				Designations Map				Green Belt Separation				<p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/></p> <p>4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>							
						<p>Key Designations:</p> <ul style="list-style-type: none"> UDP NA1.3 Employment land CN23 Wildlife Corridor 		<p>Adjacent Designations:</p> <ul style="list-style-type: none"> Employment Viaduct 		<p>Cumulative Issues</p> <ul style="list-style-type: none"> Subject to Habitats Regulations Assessment 		<p>Category 1: Significant Constraints</p> <p>[Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] <input checked="" type="checkbox"/></p> <p>Adverse impact on Site of Special Scientific Interest (SSSI) <input type="checkbox"/></p> <p>Adverse impact on Local Nature Reserve (LNR) <input type="checkbox"/></p> <p>Are there any known European protected species/habitats on or adjacent to the site? <input type="checkbox"/></p>		<p>Category 2: Constraints</p> <p>Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/></p> <p>Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/></p> <p>Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/></p> <p>Wildlife Corridor <input checked="" type="checkbox"/></p>		<p>Would the development of the site impact upon the connectivity of habitats? <input type="checkbox"/></p>		<p>Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Lies within the River Wear wildlife corridor.</p>	
Landscape and Townscape				Biodiversity															
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																	




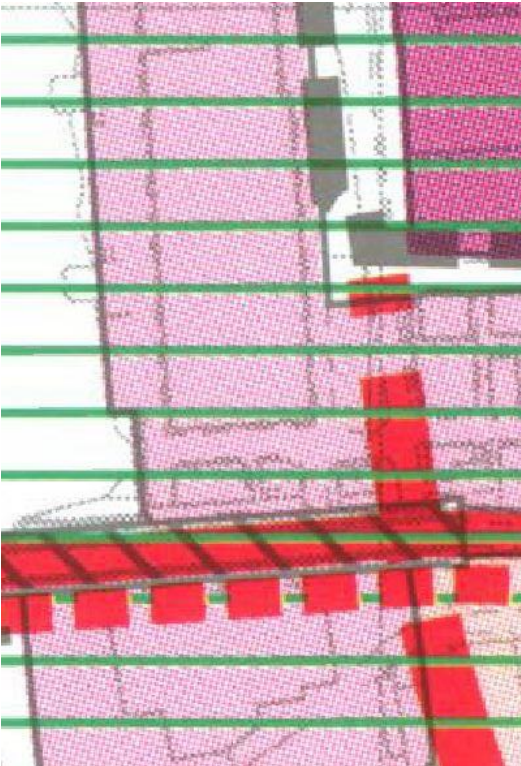
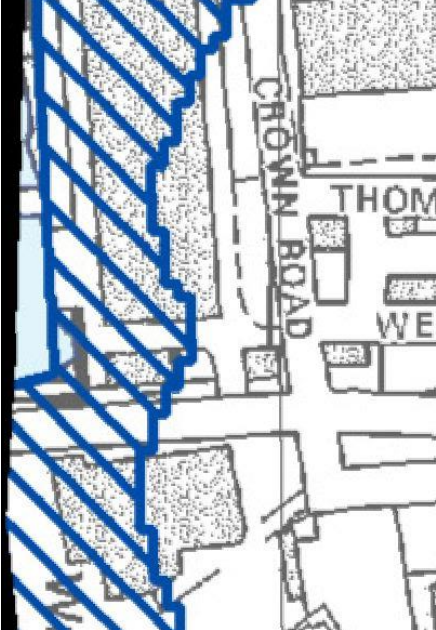

Historic Environment and Culture		Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological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

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


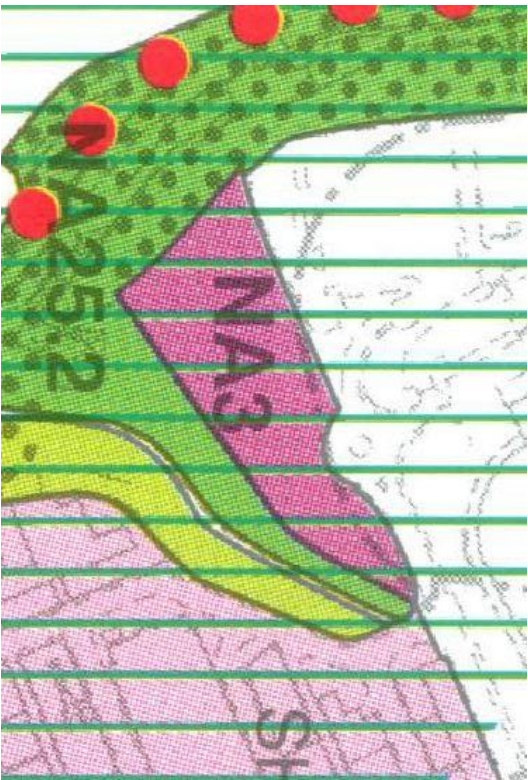


Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance, relating to riverside industry. In close proximity to Grade II listed QA Bridge.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms part of the River Wear strategic Green Infrastructure corridor.
Flooding Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site is subject to lower incidence groundwater flooding.	Is the proposed development site designated as open space or playing fields?	Access to the site from industrial estate road. Location to be clarified subject to junction spacing and visibility. Car parking provision required.
Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity 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	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	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?	Employment
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Retain employment allocation	Site is considered suitable for development	Site is considered potentially suitable for development
	High Impact - significant mitigation required	Site is not considered suitable for development	

SLR Ref: 748		Site Area: 0.14ha		Site Location: Plot 4, Low Southwick Industrial Estate, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0	
SHLAA Ref:												Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>			
Present Land Use: Vacant employment land		Adjacent Uses: Employment land, riverside		Site appraised for: Employment land		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact							
												<p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/></p> <p>4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>							
				<p>Key Designations:</p> <ul style="list-style-type: none"> UDP NA1.3 Employment land EN10 White Land CN23 Wildlife Corridor 				<p>Adjacent Designations:</p> <ul style="list-style-type: none"> • Employment • Riverside • Viaduct 				<p>Cumulative Issues</p> <ul style="list-style-type: none"> • Subject to Habitats Regulations Assessment 				<p>Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Lies within the River Wear wildlife corridor.</p>			
Landscape and Townscape																			
Category 1: Significant Constraints		Grade I Agricultural Land				The site forms part of the wider River Wear limestone gorge which is identified as an area of higher landscape value. The area has considerable industrial history, and the site sits alongside the Grade II listed Queen Alexandra Bridge.				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			
		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)								Are there any known European protected species/habitats on or adjacent to the site?									
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)				Category 2: Constraints		Adverse impact on Local Geodiversity Site (LGS)				Medium Impact - 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?				Would the development of the site impact upon the connectivity of habitats?		No.							
						Wildlife Corridor		<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? Local archaeological significance, relating to riverside industry. In close proximity to Grade II listed QA Bridge.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms part of the River Wear strategic Green Infrastructure corridor.
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			
Ground Conditions & Contamination	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
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)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			


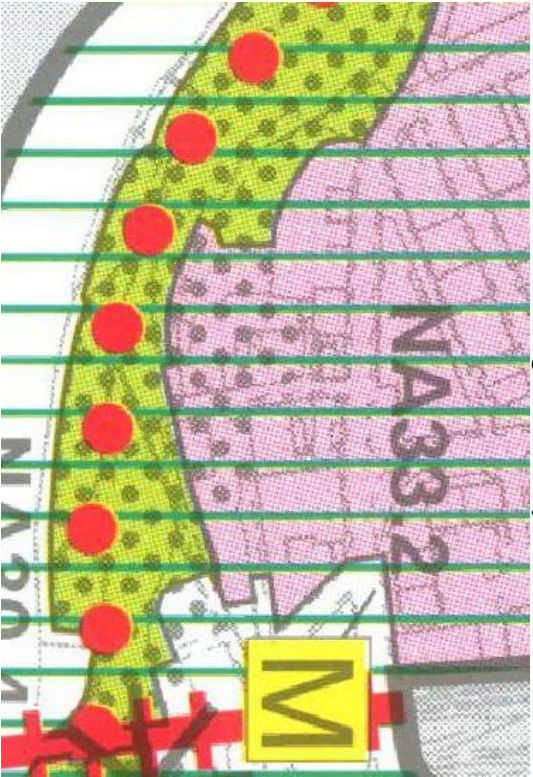
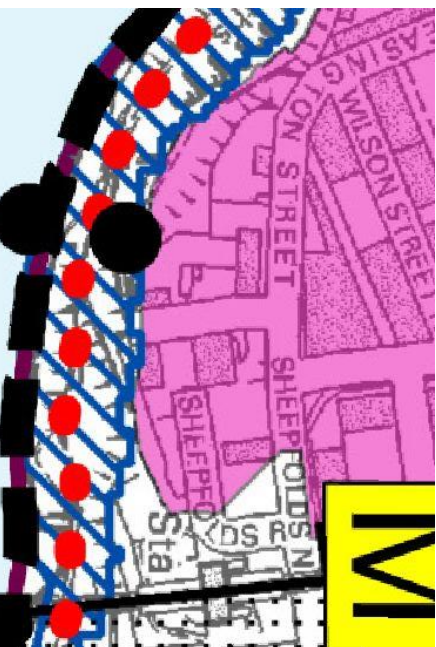

SLR Ref: 749		Site Area: 0.40ha		Site Location: Plot 5, Low Southwick Industrial Estate, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0			
SHLAA Ref:										Urban?		<input checked="" type="checkbox"/>		Urban fringe?		Open countryside?			
Present Land Use: Vacant employment land				Site appraised for: Employment land				Would development on this site impact upon the five purposes of the Green Belt?				Impact				No impact			
Adjacent Uses: Employment land, viaduct																			
												<p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/></p> <p>4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>							
				<p>Key Designations:</p> <ul style="list-style-type: none"> UDP NA1.3 Employment land CN23 Wildlife Corridor 				<p>Adjacent Designations:</p> <ul style="list-style-type: none"> Employment Viaduct Riverside 				<p>Cumulative Issues</p> <ul style="list-style-type: none"> Subject to Habitats Regulations Assessment 							
Landscape and Townscape																			
Category 1: Significant Constraints		Grade I Agricultural Land				The site forms part of the wider River Wear limestone gorge which is identified as an area of higher landscape value. The area has considerable industrial history, and the site sits alongside the Grade II listed Queen Alexandra Bridge.													
		Ancient Woodland																	
Category 2: Constraints		Area of High Landscape Value or Significance		<input checked="" type="checkbox"/>															
		Tree Preservation Order (TPO)				Category 1: Significant Constraints		Adverse impact on European sites [Rambar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Lies within the River Wear wildlife corridor.							
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)											
		Area of Significant Historic Landscape		<input checked="" type="checkbox"/>		Category 1: Significant Constraints		Adverse impact on Local Nature Reserve (LNR)											
						Category 2: Constraints		Are there any known European protected species/habitats on or adjacent to the site?				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
						Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)				Medium Impact - mitigation required		High Impact - significant mitigation required					
						Category 2: Constraints		Adverse impact on Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
						Category 2: Constraints		Are there any known UK protected species/habitats on or adjacent to the site?				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
						Category 2: Constraints		Wildlife Corridor		<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
						Category 2: Constraints		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? Local archaeological significance, relating to riverside industry. In close proximity to Grade II listed QA Bridge.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms part of the River Wear strategic Green Infrastructure corridor.
Flooding Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Part of the site is affected by 1:30 incidence surface water flooding. The site is subject to lower incidence groundwater flooding. Lies adjacent to Flood Risk Zones.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access to the site from industrial estate road. Location to be clarified subject to junction spacing and visibility. Car parking provision required. Extension of first phase from the west.
Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
Ground Conditions & Contamination			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	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?	
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	Retain employment allocation 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	Retain employment allocation Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development	Site Appraisal Conclusion Retain employment allocation Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development



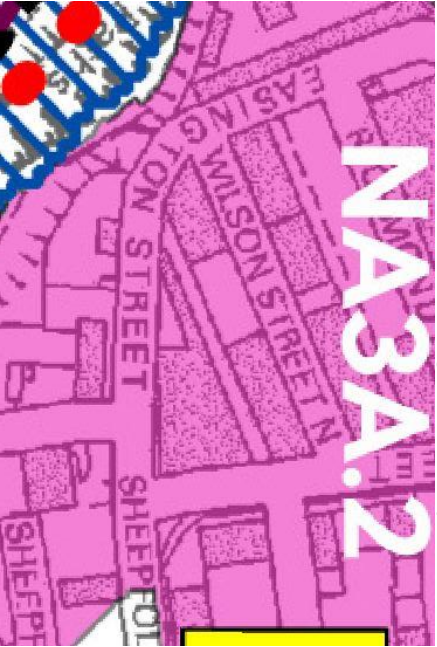
SLR Ref: 750		Site Area: 0.79ha		Site Location: Plot 2, Stadium Park (South), Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?			
SHLAA Ref:						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input checked="" type="checkbox"/> Urban? <input type="checkbox"/> Urban fringe? <input type="checkbox"/> Open countryside?		<input type="checkbox"/> 100 <input type="checkbox"/> 0		<input type="checkbox"/> Impact <input type="checkbox"/> No impact			
Present Land Use: Vacant employment land Adjacent Uses: Football stadium, employment, hotel				Site Photos 				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"/> 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.			
Site Photos 				UDP Designations Map 				Cumulative Issues							
				Key Designations: Alteration No.2: NA3A.1 Stadium Park – leisure-led mixed use site. NA3A.2 Sheepfolds – mixed use development. UDP CN23 Wildlife Corridors				Adjacent Designations:							
Landscape and Townscape						Biodiversity									
Category 1: Significant Constraints		Grade I Agricultural Land Ancient Woodland		Historic riverside landscape, coal mining, coal staithes/shipment, Magnesian Limestone gorge, views from Wearmouth Bridge and City Centre.		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). Site also forms part of the River Wear corridor and lies adjacent to a Local Wildlife Site. Evidence of priority species (including breeding birds) in the area.			
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land						Adverse impact on Site of Special Scientific Interest (SSSI)							
						Adverse impact on Local Nature Reserve (LNR)				Adverse impact on Local Geodiversity Site (LWS)				✓	
		Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)				Are there any known UK protected species/habitats on or adjacent to the site?				✓	
						Wildlife Corridor		✓		Zero/Low Impact - no or minimal mitigation required		High Impact – significant mitigation required			
						Would the development of the site impact upon the connectivity of habitats?		Yes		Zero/Low Impact - no or minimal mitigation required		High Impact – significant mitigation required			

















Historic Environment and Culture				Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? Yes, site of former Wearmouth Colliery, and associated industrial heritage, including the adjacent Grade 2 listed coal staithe.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	Site forms part of the River Wear Green Infrastructure corridor.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>					
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/> <input type="checkbox"/>	Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Flooding				Infrastructure and Services								
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/> <input type="checkbox"/>	The site lies within a Critical Drainage Area.	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"/>	Is there road capacity for site traffic generation? <input checked="" type="checkbox"/>	Is there water and sewerage capacity for site requirements? <input type="checkbox"/>	Is there education/community/health facility capacity for site requirements? <input type="checkbox"/>	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? <input type="checkbox"/>	Access to the site from industrial estate road. Access from existing roundabout. Car parking provision required.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Ground Conditions & Contamination				Suitability and Deliverability								
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/> <input type="checkbox"/>	Potential for contaminated land due to industrial uses. Site lies within a Coal Referral Area.	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"/>	What is considered suitable on the site? Mixed use	How many homes could be provided? <input type="checkbox"/>	How many jobs could the site provide for? <input type="checkbox"/>	Site Appraisal Conclusion Potentially suitable for development (mixed use)	Site is considered suitable for development	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>




Historic Environment and Culture			Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Yes, beside former Wearmouth Colliery, and contained waggonways on site.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of the River Wear 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	Is the proposed development site designated as open space or playing fields? No.				
Flooding			Infrastructure and Services					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area. Lower incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access from Hay Street subject to junction spacing. Site used by SAFC on matchdays. Car parking provision.				
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required			
Ground Conditions & Contamination			Suitability and Deliverability					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Landfill / waste site- potential for contaminated land due to industrial uses.	What is considered suitable on the site? Mixed use					
				How many homes could be provided? How many jobs could the site provide for?				
				Site Appraisal Conclusion				
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	Potentially suitable for development (mixed use).					
				Site is considered suitable for development				
				Site is considered potentially suitable for development				
				Site is not considered suitable for development				
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	Potentially suitable for development (mixed use).					
				Site is considered suitable for development				
				Site is considered potentially suitable for development				
				Site is not considered suitable for development				

SLR Ref: 771		Site Area: 0.78ha		Site Location: Sheepfolds South Plots, south of Easington Street, Sunderland		Brownfield %		100		Greenfield %		0							
SHLAA Ref:						Urban?		✓		Urban fringe?		Open countryside?							
Present Land Use: Vacant employment land		Adjacent Uses: Stadium, employment, greenspace		Site appraised for: Mixed use		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Impact		No impact					
												<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/></p> <p>4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>							
				<p>Key Designations:</p> <ul style="list-style-type: none"> Alteration No.2: NAA3A.1 Stadium Park – leisure-led mixed use site. NAA3A.2 Sheepfolds – mixed use development. UDP CN23 Wildlife Corridors 				<p>Adjacent Designations:</p> <ul style="list-style-type: none"> Football Stadium Commercial Employment GreenSpace 				<p>Cumulative Issues</p> <ul style="list-style-type: none"> Subject to Habitats Regulations Assessment Within Critical Drainage Area 				<p>Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site also forms part of the River Wear corridor, close to a LWS, with evidence of priority species (including breeding birds) in the area.</p>			
Landscape and Townscape																			
Category 1: Significant Constraints		Grade I Agricultural Land		Historic riverside landscape, coal mining, coal staithes/shipment, waggonways and pottery.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		✓							
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)											
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)											
		Tree Preservation Order (TPO)		Are there any known European protected species/habitats on or adjacent to the site?															
		Grade 2 or 3a Agricultural Land		Adverse impact on Local Wildlife Site (LWS)		✓													
		Area of Significant Historic Landscape		Adverse impact on Local Geodiversity Site (LGS)		✓													
		✓		Are there any known UK protected species/habitats on or adjacent to the site?		✓													
				Wildlife Corridor		✓													
				Would the development of the site impact upon the connectivity of habitats?		Yes													
Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required											

Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Yes, beside former Wearmouth Colliery and staites, with pottery and waggonways on site. Also within the historic village of Monkwearmouth.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of the River Wear 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	Medium Impact - mitigation required	High Impact – significant mitigation required		
								Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area. Lower incidence potential of groundwater flooding.
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?	Mixed use	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				Potential for contaminated land due to industrial uses.				Site Appraisal Conclusion Potentially suitable for development (mixed use).	
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 Potentially suitable for development (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)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site Appraisal Conclusion Potentially suitable for development (mixed use).					










SLR Ref: 772 SHLAA Ref:	Site Area: 0.26ha	Site Location: Sheepfolds South West Plots, west of Hay St, north of Easington St, Sunderland		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	100	Greenfield %	0	Open countryside?	<input type="checkbox"/>	
Present Land Use: Vacant employment land Adjacent Uses: Stadium, employment	Site Photos 	Site appraised for: Mixed use	UDP Designations Map 	Alteration No.2 Designations Map 	Cumulative Issues	Urban? <input checked="" type="checkbox"/>	Urban fringe? <input type="checkbox"/>	Impact	No impact	<input type="checkbox"/>	<input type="checkbox"/>	
			Key Designations: Alteration No.2: NA3A.1 Stadium Park – leisure-led mixed use site. NA3A.2 Sheepfolds – mixed use development. UDP CN23 Wildlife Corridors	Adjacent Designations:	Subject to Habitats Regulations Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Category 1: Significant Constraints	Grade 1 Agricultural Land		Historic riverside landscape, coal mining, coal staithes/shipment, waggonyards and timber yards.	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 type="checkbox"/>							
Category 2: Constraints	Area of High Landscape Value or Significance	<input checked="" type="checkbox"/>		Adverse impact on Local Nature Reserve (LNR)	<input type="checkbox"/>							
	Tree Preservation Order (TPO)			Are there any known European protected species/habitats on or adjacent to the site?	<input type="checkbox"/>							
	Grade 2 or 3a Agricultural Land			Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>							
	Area of Significant Historic Landscape	<input checked="" type="checkbox"/>	Category 2: Constraints	Adverse impact on Local Geodiversity Site (LGS)	<input type="checkbox"/>							
				Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>							
				Wildlife Corridor	<input checked="" type="checkbox"/>							
				Would the development of the site impact upon the connectivity of habitats?	Yes							
						Zero/Low Impact - no or minimal mitigation required					High Impact – significant mitigation required	
						Medium Impact - mitigation required					High Impact – significant mitigation required	



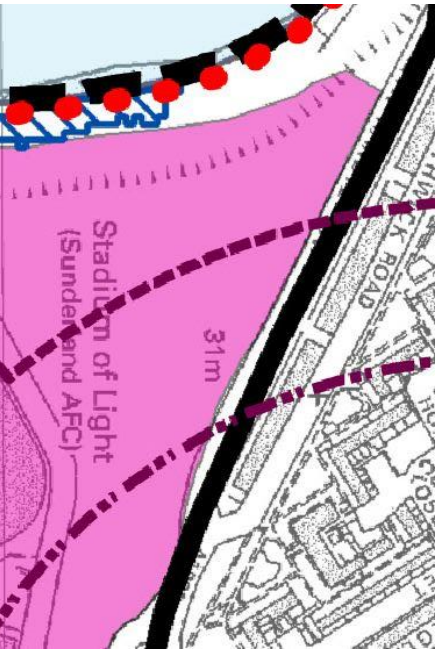

Historic Environment and Culture				Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Yes, beside former Wearmouth Colliery and staithes, with timber yards once on site.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Site forms part of the River Wear Green Infrastructure corridor.			
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)			Zero/Low Impact - no or minimal mitigation required 	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor			Zero/Low Impact - no or minimal mitigation required 			
Flooding				Infrastructure and Services						
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area. Lower incidence potential of groundwater flooding.	Medium Impact - mitigation required 	Is there road capacity for site traffic generation? <input checked="" type="checkbox"/>	Is there water and sewerage capacity for site requirements? <input type="checkbox"/>	Is there education/community/health facility capacity for site requirements? <input type="checkbox"/>	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? <input type="checkbox"/>	Site boundary to be clarified. Access from Easington Street subject to junction spacing. Car parking provision.		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Zero/Low Impact - no or minimal mitigation required 	High Impact – significant mitigation required 			Zero/Low Impact - no or minimal mitigation required 			
Ground Conditions & Contamination				Suitability and Deliverability						
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Potential for contaminated land due to industrial uses.	Medium Impact - mitigation required 	What is considered suitable on the site? Mixed use	How many homes could be provided? <input type="text"/>	How many jobs could the site provide for? <input type="text"/>	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 	High Impact – significant mitigation required 	Potentially suitable for development (mixed use).	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)		High Impact – significant mitigation required 	High Impact – significant mitigation required 	Potentially suitable for development (mixed use).	Site is not considered suitable for development 	Site is not considered suitable for development 				

SLR Ref: 773		Site Area: 0.18ha		Site Location: Sheepfolds West Plot, beside Richmond St and Easington St, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield % 100 Greenfield % 0	
SHLAA Ref:		Site Area: 0.18ha		Present Land Use: Vacant employment land		Site appraised for: Mixed use		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/> Open countryside? <input type="checkbox"/>		Impact No impact	
Adjacent Uses: Stadium, employment		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"/> No impact 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> No 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"/> No impact 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> No impact 5. Assist in the regeneration of the urban area? <input type="checkbox"/> No 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.			
				Key Designations: Alteration No.2: NACA.1 Stadium Park – leisure-led mixed use site. NACA.2 Sheepfolds – mixed use development. UDP CN23 Wildlife Corridors		Adjacent Designations: <ul style="list-style-type: none"> • Football Stadium • Commercial • Employment 		Cumulative Issues <ul style="list-style-type: none"> • Subject to Habitats Regulations Assessment • Within Critical Drainage Area 			
		Category 1: Significant Constraints		Category 1: Significant Constraints		Category 1: Significant Constraints		Biodiversity			
Category 1: Significant Constraints		Grade 1 Agricultural Land		Grade 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 European protected species/habitats on or adjacent to the site?			
Category 2: Constraints		Area of High Landscape Value or Significance		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)			
Category 2: Constraints		Tree Preservation Order (TPO)		Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		Are there any known UK protected species/habitats on or adjacent to the site?			
Category 2: Constraints		Grade 2 or 3a Agricultural Land		Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		Would the development of the site impact upon the connectivity of habitats?			
Category 2: Constraints		Area of Significant Historic Landscape		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Wildlife Site (LWS)		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Category 2: Constraints		Area of High Landscape Value or Significance		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Zero/Low Impact - no or minimal mitigation required			
Category 2: Constraints		Grade 2 or 3a Agricultural Land		Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		Medium Impact - mitigation required			
Category 2: Constraints		Area of Significant Historic Landscape		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		High Impact – significant mitigation required			
Category 2: Constraints		Area of High Landscape Value or Significance		Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		Zero/Low Impact - no or minimal mitigation required			
Category 2: Constraints		Grade 2 or 3a Agricultural Land		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Medium Impact - mitigation required			
Category 2: Constraints		Area of Significant Historic Landscape		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		High Impact – significant mitigation required			
Category 2: Constraints		Grade 2 or 3a Agricultural Land		Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		Zero/Low Impact - no or minimal mitigation required			
Category 2: Constraints		Area of Significant Historic Landscape		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Medium Impact - mitigation required			
Category 2: Constraints		Grade 2 or 3a Agricultural Land		Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		High Impact – significant mitigation required			








Landscape and Townscape
 Historic riverside landscape, coal mining, coal staithes/shipment.


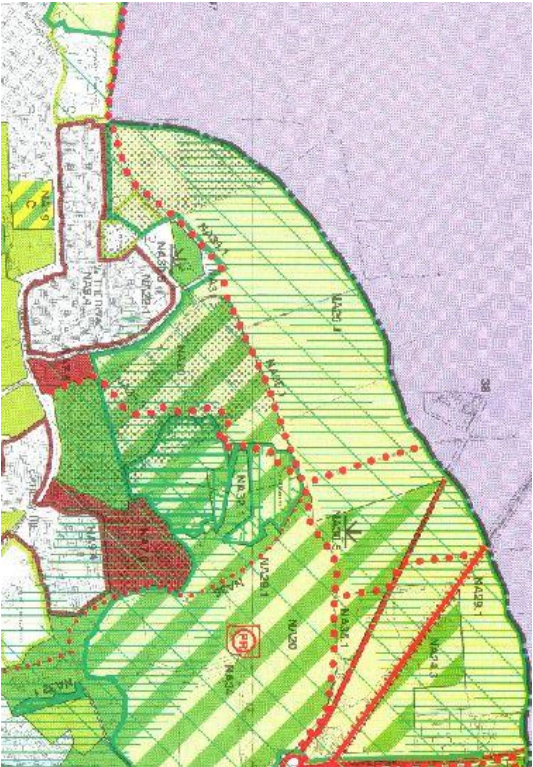
Biodiversity
 Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site also forms part of the River Wear corridor, close to a LWS, with evidence of priority species (including breeding birds) in the area.

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? Yes, beside former Wearmouth Colliery and staites, with a file works once on site.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	Site forms part of the River Wear Green Infrastructure corridor.		
					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)	<input type="checkbox"/> <input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required 	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input type="checkbox"/> <input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required
					Flooding The site lies within a Critical Drainage Area. Lower incidence potential of groundwater flooding.		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Is there road capacity for site traffic generation? <input checked="" type="checkbox"/>	Is there water and sewerage capacity for site requirements? <input type="checkbox"/>	Site boundary to be clarified. Access from Easington Street subject to junction spacing. Car parking provision.		
					Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input type="checkbox"/> <input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Is there education/community/health facility capacity for site requirements? <input type="checkbox"/>	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? <input type="checkbox"/>	Suitability and Deliverability What is considered suitable on the site? Mixed use		
					Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required
Ground Conditions & Contamination Potential for contaminated land due to industrial uses.				Site Appraisal Conclusion Potentially suitable for development (mixed use).			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	How many homes could be provided? <input type="checkbox"/>	How many jobs could the site provide for? <input type="checkbox"/>	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)	<input type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion Potentially suitable for development (mixed use).				
			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input type="checkbox"/> <input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion Potentially suitable for development (mixed use).				
			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required		


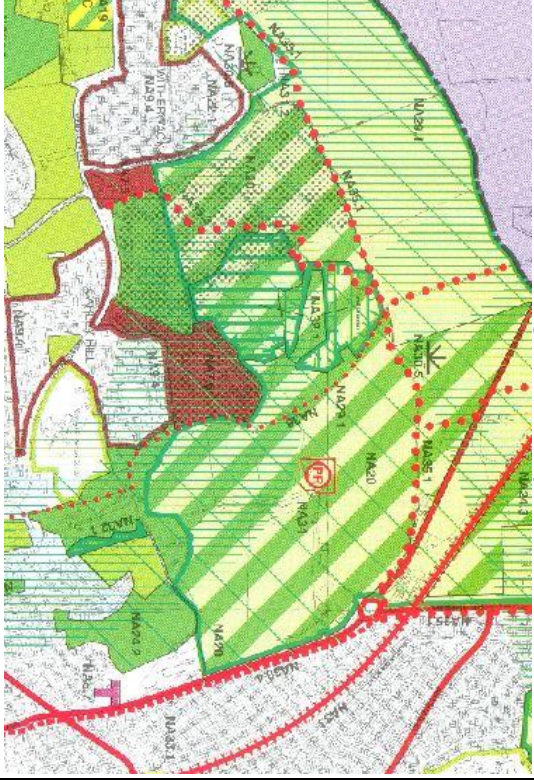
SLR Ref: 781		Site Area: 1.81ha		Site Location: Plot 1, Stadium Park (North), Sunderland		Brownfield %		100		Greenfield %		0							
SHLAA Ref: 80						Urban?		✓		Urban fringe?		Open countryside?							
Present Land Use: Vacant employment land Adjacent Uses: Football stadium, greenspace, hotel				Site appraised for: Mixed use				Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact							
										1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/>		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.							
				Key Designations: Alteration No. 2: N3A.1 Stadium Park – leisure-led mixed use site. N3A.2 Sheepfolds – mixed use development. UDP CN23 Wildlife Corridors				Adjacent Designations: <ul style="list-style-type: none"> • Football Stadium • Residential • Commercial • Riverside 				Cumulative Issues <ul style="list-style-type: none"> • Subject to Habitats Regulations Assessment • Within Critical Drainage Area 							
Landscape and Townscape																			
Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland				Historic riverside landscape, coal mining, Magnesian Limestone gorge.				Category 1: Significant Constraints Adverse impact on European sites (SPA or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Adverse impact on Local Geodiversity Site (LGS) Adverse impact on Local Wildlife Site (LWS)				<input checked="" 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				<input checked="" type="checkbox"/>				Category 2: Constraints Adverse impact on Local Geodiversity Site (LGS) 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							
				<input checked="" type="checkbox"/>				Would the development of the site impact upon the connectivity of habitats?				Yes <input checked="" type="checkbox"/>							
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				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). Site also forms part of the River Wear corridor and lies adjacent to a Local Wildlife Site. Evidence of priority species (including breeding birds) in the area.																			

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 former Wearmouth Colliery, and associated industrial heritage.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of the River Wear Green Infrastructure corridor.
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			
Flooding The site lies within a Critical Drainage Area.			
Category 1: Significant Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
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			
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?			
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 (mixed use).			
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Site Appraisal Conclusion Potentially suitable for development (mixed use).	
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)			

Historic Environment and Culture			Green Infrastructure									
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No significant issues identified	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms the southern boundary of the strategic green infrastructure corridor west-east between Sunderland and South Tyneside. The entire area provides a mixture of sports pitches, allotments, woodland and natural greenspace. The Northern Boundary cycleway threads through the area.							
						Category 2: Constraints Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact - significant mitigation required 	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required
Flooding			Infrastructure and Services									
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		A small proportion of the Green Belt (at Redhouse) is affected by 1:30 incidence surface water flooding. The western part of the Green Belt is subject to lower incidence groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?									
						Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact - significant mitigation required 	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact - significant mitigation required
Ground Conditions & Contamination			Suitability and Deliverability									
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Electricity pylons and high voltage lines cross the western and central part of this Green Belt, which also has steep topography.	What is considered suitable on the site? 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 	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 	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact - significant mitigation required 
Site Appraisal Conclusion Forms a large area of Green Belt.												

SLR Ref: 801		Site Area: 44.17ha		Site Location: Green Belt land to the east of Witherwack, north of Fulwell Quarries and west of Newcastle Road, Sunderland		YES <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100															
SHLAA Ref:				Site appraised for: Potential development		NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?																	
Present Land Use: Agriculture, greenspace Adjacent Uses: Residential, school, agriculture, wildlife site.				Site Photos 				Designations Map 				Is the site within a Settlement Break? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.													
Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great north Forest CN23 Wildlife Corridors B14 Areas of Potential Archaeological Importance				Adjacent Designations: • Agriculture • Residential • School • Greenspace/wildlife				Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • Within Critical Drainage Area • School capacity				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required <input checked="" type="checkbox"/>									
Landscape and Townscape						Biodiversity						Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site also forms part of a strategic wildlife corridor between Sunderland and South Tyneside. Lies adjacent to a SSSI and Local Nature Reserve. There is evidence of priority species roosting in and adjacent to this area.																	
Category 1: Significant Constraints			Grade 1 Agricultural Land Ancient Woodland			Category 1: Significant Constraints			Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS)									<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<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 Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor									<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>					
			Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor									<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>					
The area is identified as higher landscape value associated with the Fulwell Quarries area to the south.						This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Sunderland with South Tyneside. The area supports a strategic green infrastructure and wildlife corridor and also provides amenity greenspace beside Witherwack.						Zero/Low Impact - no or minimal mitigation required						Medium Impact - mitigation required						High Impact - significant mitigation required <input checked="" type="checkbox"/>					
						Would the development of the site impact upon the connectivity of habitats? Yes						Zero/Low Impact - no or minimal mitigation required						Medium Impact - mitigation required						High Impact - significant mitigation required <input checked="" type="checkbox"/>					



Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? Local archaeological interest.	Category 1: Significant Constraints Historic Park or Garden (H1 List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	The site forms the southern boundary of the strategic green infrastructure corridor west-east between Sunderland and South Tyneside. The westernmost part of the Green Belt provides amenity greenspace. The Northern Boundary cycleway threads through the area.
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required
Flooding					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/> <input type="checkbox"/>	The area lies within a Source protection Zone. The eastern part of the Green Belt lies within a Critical Drainage Area and is subject to lower incidence groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required
Ground Conditions & Contamination					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input type="checkbox"/> <input checked="" type="checkbox"/>	No significant issues identified.	Site Appraisal Conclusion Forms a large area of Green Belt.	<input type="checkbox"/> <input type="checkbox"/>	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)	<input type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Category 1: Significant Constraints Historic Park or Garden (H1 List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	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)	<input type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required

SLR Ref: 802	Site Area: 62.09ha	Site Location: Fulwell Quarries, Sunderland		Brownfield %	0	Greenfield %	100	Urban?	Urban fringe?	Open countryside?	
SHLAA Ref:				<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Urban fringe <input type="checkbox"/> Open countryside	<input type="checkbox"/> Impact <input type="checkbox"/> No impact	
Present Land Use: Greenspace	Adjacent Uses: Residential, agriculture, allotments.	Site appraised for: Potential development	Is the site in the Green Belt?	<p>This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Sunderland with South Tyneside.</p> <p>This area includes a protected Local Nature Reserve, SSSI and LWS, as well as wider woodland and natural greenspace. The area has very steep topography, landfill/waste issues, and probable stability issues too. There is considerable archaeological interest. The area also supports a strategic green infrastructure and wildlife corridor. It falls within a Source Protection Zone.</p>							
Site Photos		Designations Map		Key Designations:	Adjacent Designations:	Cumulative Impacts	Is the site within a Settlement Break?	Brownfield %	Urban?	Urban fringe?	Open countryside?
				<ul style="list-style-type: none"> UDP CN2/3/4/5 Green Belt CN15 Great north Forest CN23 Wildlife Corridors B14 Areas of Potential Archaeological Importance CN20, CN21 - LNR, SSSI 	<ul style="list-style-type: none"> Agriculture Residential Allotments Greenspace/wildlife 	<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area School capacity 	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> 0 <input checked="" type="checkbox"/> 100	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Urban fringe <input type="checkbox"/> Open countryside	<input type="checkbox"/> Impact <input checked="" type="checkbox"/> No impact	<input type="checkbox"/> Impact <input checked="" type="checkbox"/> No impact
Landscape and Townscape				Biodiversity							
Category 1: Significant Constraints	Grade I Agricultural Land Ancient Woodland		The area is identified as higher landscape value, incorporating a Local Nature Reserve.	Category 1: Significant Constraints	Adverse impact on European sites [Bramar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	<input checked="" type="checkbox"/>	Site lies within 2km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site also forms part of a strategic wildlife corridor between Sunderland and South Tyneside. Incorporates a SSSI and Local Nature Reserve. There is evidence of priority species in and adjacent to this area.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	
Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land	<input checked="" type="checkbox"/>		Adverse impact on Site of Special Scientific Interest (SSSI)	<input checked="" type="checkbox"/>						
		<input checked="" type="checkbox"/>		Adverse impact on Local Nature Reserve (LNR)	<input checked="" type="checkbox"/>						
		<input checked="" type="checkbox"/>		Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>						
	Area of Significant Historic Landscape			Category 2: Constraints	Adverse impact on Local Geodiversity Site (LGS)	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
					Adverse impact on Local Geodiversity Site (LGS)	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
					Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
					Wildlife Corridor	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
					Would the development of the site impact upon the connectivity of habitats?	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Numerous archaeological sites of interest.	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 (H List) Village Green Cemetery / Churchyard	The site forms the southern boundary of the strategic green infrastructure corridor west-east between Sunderland and South Tyneside. Fulwell Quarries provides over 50ha of amenity and natural greenspace, and sports pitches. Rights of Way thread through the area. A Golf Driving Range exists to the east.	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		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 includes areas that are affected by 1:30 incidence surface water flooding. The area lies within a Source protection Zone. The eastern part of the Green Belt lies within a Critical Drainage Area and is subject to lower incidence groundwater flooding.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there road capacity for site traffic generation?	Is the proposed development site designated as open space or playing fields?	Yes, amenity and greenspace, and sports pitches
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	Much of the area is identified as a landfill / waste site.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Site Appraisal Conclusion Forms a large area of Green Belt.	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)					Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)					Site Appraisal Conclusion Forms a large area of Green Belt.		

SLR Ref: 803		Site Area: 27.58ha		Site Location: Green Belt to the west and east of Shields Road, Sunderland		YES <input checked="" type="checkbox"/>		Brownfield %		10		Greenfield %		90					
SHLAA Ref:						NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?							
Present Land Use: Agriculture, allotments, greenspace, housing				Adjacent Uses: Residential, agriculture, sports fields.				Is the site within a Settlement Break?				<p>YES <input type="checkbox"/></p> <p>NO <input checked="" type="checkbox"/></p>							
Site Photos				Designations Map				<p>This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Sunderland with South Tyneside.</p> <p>The area supports a strategic green infrastructure and wildlife corridor. It also provides the largest allotment site in Sunderland, as well as amenity greenspace along Cut Throat Dene. West of Shields Road, a former abattoir site now comprises dense urban development, while to the north lies Fulwell Pumping Station, a Grade 2 listed building and water abstraction site, surrounded by mature trees that are subject to Tree Preservation Orders.</p>				<p>Key Designations:</p> <ul style="list-style-type: none"> UDP CN2/3/4/5 Green Belt CN15 Great north Forest CN23 Wildlife Corridors L2/3/4/5/7/8/9 New / improved open space 				<p>Adjacent Designations:</p> <ul style="list-style-type: none"> Agriculture Residential Sports academy 			
Landscape and Townscape				<p>Part of the area is identified as higher landscape value. The area also incorporates Fulwell Pumping Station and grounds, dating back to the mid-1850's. Mature trees within the site are subject to Tree Preservation orders.</p>				<p>Cumulative Impacts</p> <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area School capacity 				<p>Site lies within 2km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site also forms part of a strategic wildlife corridor between Sunderland and South Tyneside. Lies in close proximity to a SSSI and Local Nature Reserve. There is evidence of priority species in the area.</p>							
Category 1: Significant Constraints		Grade 1 Agricultural Land				Adverse impact on European sites (Pammar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					
		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)		<input checked="" type="checkbox"/>											
		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)		<input checked="" type="checkbox"/>											
		Area of Significant Historic Landscape		<input checked="" type="checkbox"/>		Adverse impact on Local Geodiversity Site (LGS)													
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>											
						Wildlife Corridor		<input checked="" type="checkbox"/>											
						Would the development of the site impact upon the connectivity of habitats?		<input checked="" type="checkbox"/>											

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Fulwell Pumping Station is Grade II listed. Local archaeological interest.		
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓		Category 1: Significant Constraints Historic Park or Garden (H List) Village Green Cemetery / Churchyard		
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment		
Parts of the area are subject to 1:30 incidence surface water flooding. The area lies within a Source protection Zone and a Critical Drainage Area, and is subject to lower incidence groundwater flooding. Fulwell Pumping Station is a Water Abstraction site.			Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity 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	✓		Category 2: Constraints Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor Yes, allotments and amenity greenspace		
	✓		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? How many homes could be provided? How many jobs could the site provide for?		
No significant issues identified.			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		
			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		
			Zero/Low Impact - no or minimal mitigation required		

SLR Ref: 804 SHLAA Ref:		Site Area: 33.44ha		Site Location: North Hyllton Green Belt, Sunderland		Site appraised for: Potential development		Is the site in the Green Belt?		Brownfield %		Greenfield %		100	
Present Land Use: Agriculture Adjacent Uses: Agriculture, employment		Site Photos 		Designations Map 		Key Designations: CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors B14 Areas of Potential Archaeological Importance NA30.3 Key viewpoints CN20, CN21 – LNR, SSSI		Adjacent Designations: • Employment • Riverside • Agriculture • Residential		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		0		100	
Category 1: Significant Constraints		Grade I Agricultural Land Ancient Woodland		Site lies within an Area of High Landscape Value, beside the Magnesian Limestone Escarpment, and key viewpoint of River Wear from A19 bridge and Claxheugh Rock. Agricultural land quality not known.		Green Belt Separation This portion of Green Belt helps to prevent countryside encroachment and urban sprawl.		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Urban? <input type="checkbox"/>		Urban fringe? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>	
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land ? <input type="checkbox"/>				Cumulative Impacts • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment		Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required				High Impact - significant mitigation required <input checked="" type="checkbox"/>		Would the development of the site impact upon the connectivity of habitats? Yes <input type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>	
Category 1: Significant Constraints		Grade I Agricultural Land Ancient Woodland		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Site incorporates a Local Nature Reserve, SSSI and LWS. Forms a major section of the River Wear wildlife corridor. Priority species are recorded in the area.		Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>			
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land ? <input type="checkbox"/>				Cumulative Impacts • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment		Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>	
Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required				High Impact - significant mitigation required <input checked="" type="checkbox"/>		Would the development of the site impact upon the connectivity of habitats? Yes <input type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required <input checked="" type="checkbox"/>	

Historic Environment and Culture			Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Local archaeological importance relating to North Hyllon village and historic shipyards.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of the River Wear Green Infrastructure corridor. Much of the area is identified as natural greenspace. The C2C cycleway passes through the site.		
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓	Zero/Low Impact - no or minimal mitigation required	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)	✓	Part of the site demonstrate 1:30 incidence surface water flooding. The riverside is affected by Flood Risk Zones. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation?			
	✓			Is there water and sewerage capacity for site requirements?		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	Zero/Low Impact - no or minimal mitigation required	Is there education/community/health facility capacity for site requirements?			
	✓		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	Zero/Low Impact - no or minimal mitigation required		
				High Impact - significant mitigation required ✓		
				Suitability and Deliverability		
Ground Conditions & Contamination			What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			Site Appraisal Conclusion Forms a large area of Green Belt.			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required			
			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 ✓			