



Strategic Land
Review

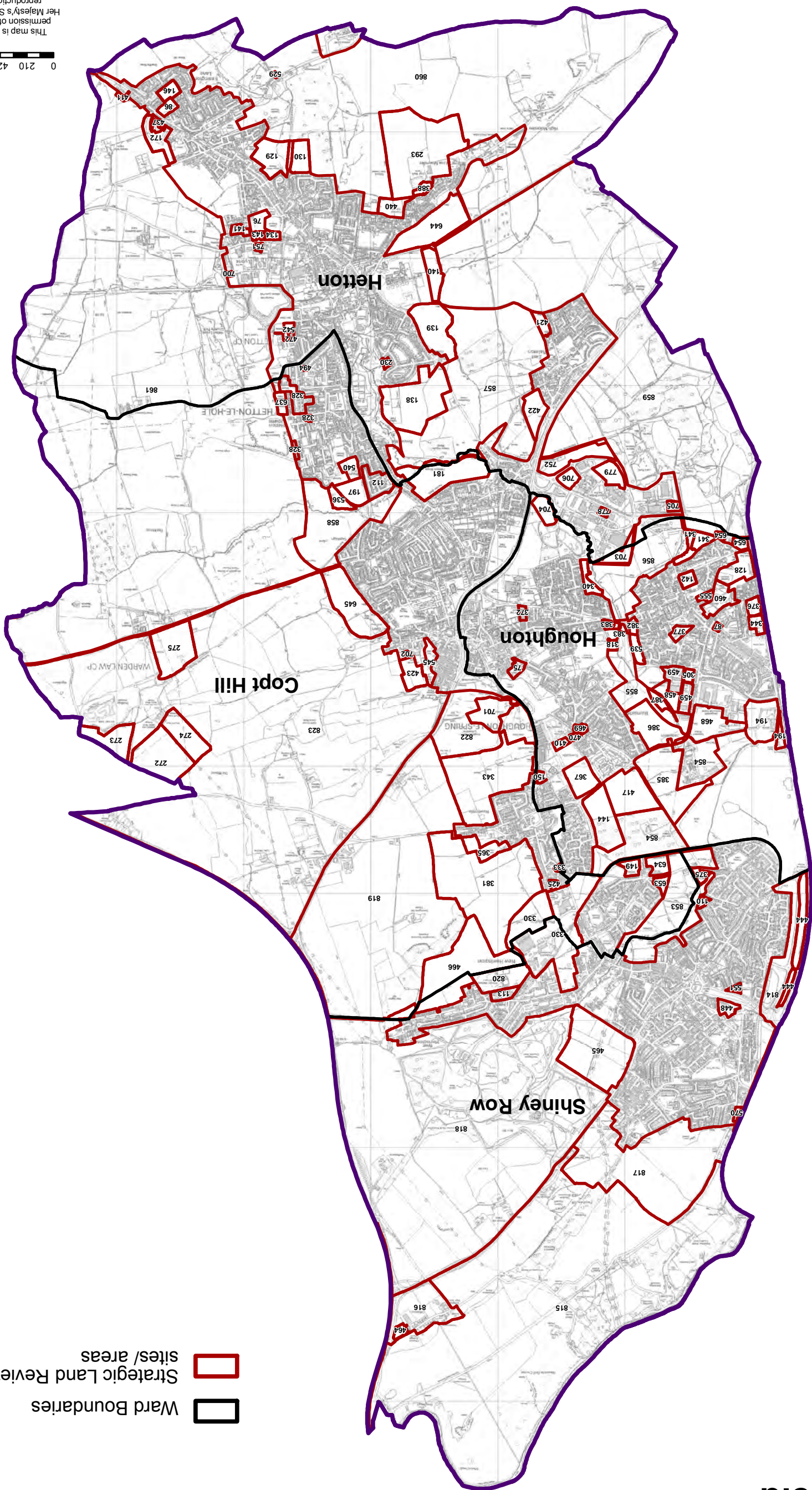
Coalfield

May 2016

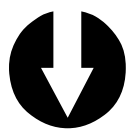
Strategic Land Review 2016

Coalfield



-  sites/ areas
-  Ward Boundaries





0 210 420 840 1,260 1,680
Meters





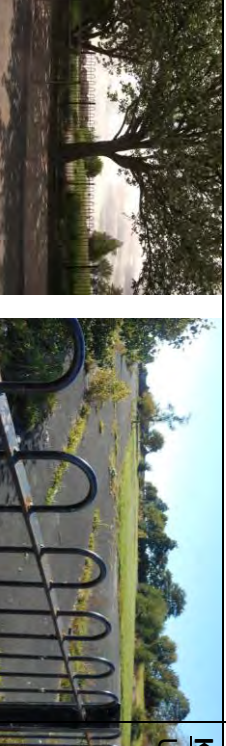
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SLR Ref: SHLAA Ref: 75		Site Area: 1.16ha		Site Location: Halliwell St and Brinkburn Crescent		Site appraised for: Residential		Is the site in the Green Belt?		Is the site in a Settlement Break?		Brownfield %		Greenfield %		Open countryside?													
Present Land Use: Car park Adjacent Uses: Housing / greenspace		Site Photos 		Designations Map 		Key Designations: UDP HA31.1 - Development opportunities to support Houghton town centre. CN15 Great North Forest		Adjacent Designations: <ul style="list-style-type: none">CommercialHousingGreenspace		Cumulative Impact <ul style="list-style-type: none">Within Critical Drainage AreaSchool capacity		Would the development of the site impact upon the connectivity of habitats?		Urban? <input checked="" type="checkbox"/> Urban fringe? <input checked="" type="checkbox"/>		Impact		No impact											
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.		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)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		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	
Category 2: Constraints		Area of High Landscape Value or Significance						Are there any known European protected species/habitats on or adjacent to the site?																Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Tree Preservation Order (TPO)						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	
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Wildlife Site (LWS)																Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)																Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
								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?																Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
								Evidence of barn owls roosting in vicinity. Site linked to former Houghton Colliery site, which now forms greenspace and part of a wildlife corridor.																Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	



Historic Environment and Culture				Green Infrastructure					
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			Linked to 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
Flooding				Infrastructure and Services					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Lies within a Critical Drainage Area. Part of the site is affected by 1:30 incidence 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.			Existing access to be modified. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.		
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required
Ground Conditions & Contamination				Suitability and Deliverability					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			Lies within a Coal Referral Area. Potential for some contamination from former Colliery use.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 38 36dpha				
								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)				Site Appraisal Conclusion 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

SLR Ref: SHLAA Ref: 76		Site Area: 1.97ha		Site Location: West of Lyons Avenue, Easington Lane		Is the site in the Green Belt?		Brownfield %		Greenfield %		100			
Present Land Use: Pasture Adjacent Uses: Cricket ground, housing				Site appraised for: Residential		Is the site in a Settlement Break?		Urban?		Urban fringe?		Open countryside?			
Site Photos 				Designations Map 				Key Designations: UDP HA4.10 Housing site		Adjacent Designations:		<p>Cumulative Impact</p> <ul style="list-style-type: none"> • Within Critical Drainage Area 			
Landscape and Townscape				No significant issues identified.											
Category 1: Significant Constraints		Grade I Agricultural Land		Ancient Woodland		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)			
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Are there any known European protected species/habitats on or adjacent to the site?			
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Wildlife Corridor			
		Area of Significant Historic Landscape				Would the development of the site impact upon the connectivity of habitats?		No.		Proximity to ponds, water voles and bat roosts, and increased recreational impact on Local Wildlife Site.					
		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? No significant issues identified.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.		
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
Flooding				Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Does the site have any historical or archaeological significance? No significant issues identified.	Lies within a Critical Drainage Area and Source Protection Zone. High incidence potential of groundwater flooding. Part of the site is affected by 1:100 incidence surface water flooding.	Is there road capacity for site traffic generation?		Access from Lyons Avenue.		
				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? Nearest facilities are in Hetton town centre.			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.	Zero/Low Impact - no or minimal mitigation required	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?	42			
				How many jobs could the site provide for?	24dpha			
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 residential development.				
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				✓				

SLR Ref: SHLAA Ref: 86		Site Area: 1.27ha		Site Location: Former Easington Lane Primary School		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?	
Present Land Use: Vacant Adjacent Uses: Housing		Site appraised for: Residential		Is the site in a Settlement Break?		Brownfield % Urban? <input checked="" type="checkbox"/> <input type="checkbox"/>		100		Greenfield % Urban fringe? <input checked="" type="checkbox"/> <input type="checkbox"/>		0 Open countryside? <input type="checkbox"/> <input type="checkbox"/>	
Site Photos 				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 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.		<input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/>	
Site Photos 				Key Designations: UDP L7 School playing fields				Cumulative Impact • Within Critical Drainage Area					
Adjacent Designations: • Residential				Biodiversity									
Category 1: Significant Constraints				Grade I Agricultural Land				Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		No significant issues identified.	
				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 <input checked="" type="checkbox"/>						Are there any known UK protected species/habitats on or adjacent to the site?			
				Medium Impact - mitigation required						Wildlife Corridor			
				High Impact - significant mitigation required				Would the development of the site impact upon the connectivity of habitats?		No.			
				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>						Medium Impact - mitigation required			
				Medium Impact - mitigation required						High Impact - significant mitigation required			



Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.		
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact – significant mitigation required
Flooding				Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Lies within a Critical Drainage Area and 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 accessible location.		Access is via site 146 which in turn is accessed by Cotherstone 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
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.		What is considered suitable on the site? Residential	How many homes could be provided? 30	How many jobs could the site provide for? 26dppha		
								Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Potentially suitable for residential 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: 87		Site Area: 0.30ha		Site Location: Former Dubmire Primary School.		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: Shops and housing.		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact			
Site Photos 				Designations Map 				Cumulative Impact <ul style="list-style-type: none"> • Within Critical Drainage Area • Local Road Network • School capacity 				<p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmooor? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p>							
Key Designations: UDP HA8.3 Educational purposes				Adjacent Designations: <ul style="list-style-type: none"> • Commercial • Residential 				Biodiversity				No significant issues identified.							
Landscape and Townscape				Category 1: Significant Constraints				Category 1: Significant Constraints				No significant issues identified.							
Grade 1 Agricultural Land				Ancient Woodland				Adverse impact on European sites (SPA) or Special Area of Conservation (SAC)				Adverse impact on Site of Special Scientific Interest (SSSI)							
Area of High Landscape Value or Significance				Tree Preservation Order (TPO)				Adverse impact on Local Nature Reserve (LNR)				Are there any known European protected species/habitats on or adjacent to the site?							
Grade 2 or 3a Agricultural Land				Area of Significant Historic Landscape				Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)							
Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required							
				<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>							
Category 2: Constraints				Category 2: Constraints				Category 2: Constraints				Would the development of the site impact upon the connectivity of habitats? No.							
Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)				Are there any known UK protected species/habitats on or adjacent to the site?							
Area of Significant Historic Landscape				Wildlife Corridor				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required							
				<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>							
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required							

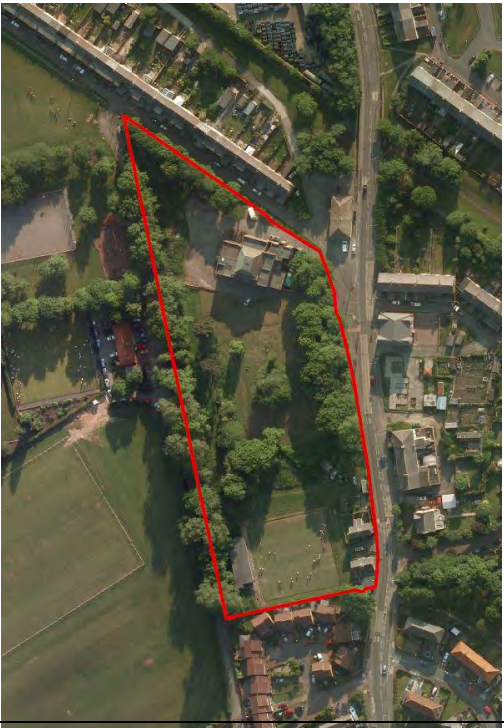
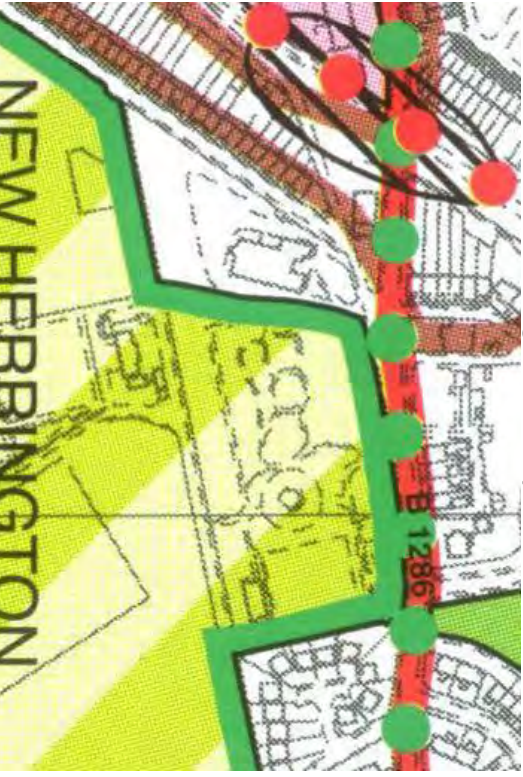
Historic Environment and Culture			Green Infrastructure													
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Currently provides 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"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.													
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	<input checked="" type="checkbox"/>	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	No significant issues identified.	<input checked="" type="checkbox"/>	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? 15 Sodppha How many jobs could the site provide for? Site Appraisal Conclusion Potentially suitable for residential 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	<input checked="" type="checkbox"/>	High Impact – significant mitigation required	Site is considered suitable for development

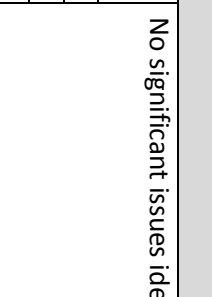
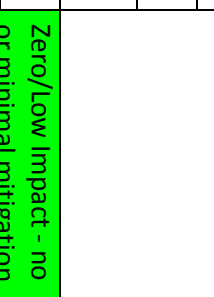
SLR Ref:		Site Area: 0.52ha		Site Location: Starks Builders Yard		Is the site in the Green Belt?		Brownfield %		Greenfield %		0					
SHLAA Ref: 110						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input checked="" type="checkbox"/> Urban fringe?		<input type="checkbox"/> Open countryside?							
Present Land Use: Builders Yard				Adjacent Uses: Housing and natural greenspace				Is the site in a Settlement Break?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>		<input type="checkbox"/> Impact <input type="checkbox"/> No impact			
Site Photos				Designations Map				Cumulative Impact <ul style="list-style-type: none"> • Within Critical Drainage Area 		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. 5. Assist in the regeneration of the urban area? <input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
								Key Designations: UDP EN10 White land.		Adjacent Designations: <ul style="list-style-type: none"> • Greenspace • Residential 							
Landscape and Townscape																	
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))							
		Ancient Woodland								Adverse impact on Site of Special Scientific Interest (SSSI)							
Category 2: Constraints		Area of High Landscape Value or Significance								Adverse impact on Local Nature Reserve (LNR)							
		Tree Preservation Order (TPO)								Are there any known European protected species/habitats on or adjacent to the site?							
		Grade 2 or 3a Agricultural Land						Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)							
		Area of Significant Historic Landscape								Adverse impact on Local Geodiversity Site (LGS)							
										Are there any known UK protected species/habitats on or adjacent to the site?							
										Wildlife Corridor							
										Would the development of the site impact upon the connectivity of habitats?		To a limited extent.					
										Zero/Low Impact - no or minimal mitigation required		<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		<input checked="" type="checkbox"/>	
										Medium Impact - mitigation required				Medium Impact - mitigation required			
										High Impact - significant mitigation required				High Impact - significant mitigation required			


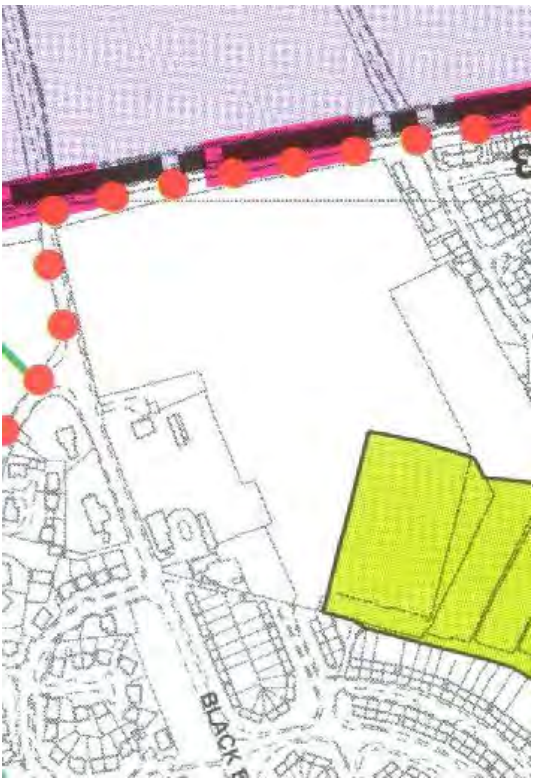
Historic Environment and Culture				Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Lies alongside a Public Right of Way and 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)			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? Nearest centre at Shiney Row.			Access from Hunters 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	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			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 45dpha	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	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		



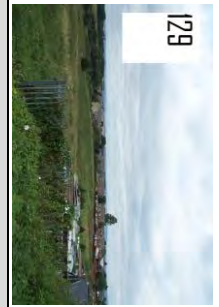
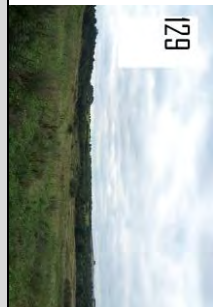
SLR Ref: SHLAA Ref: 112	Site Area: 3.89ha	Site Location: Broomhill Estate Phases 1 and 2		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	85	Greenfield %	15
Present Land Use: Vacant land Adjacent Uses: Housing and natural greenspace	Site Photos 		Site appraised for: Residential	Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Urban? <input checked="" type="checkbox"/>	Urban fringe? <input type="checkbox"/>	Open countryside? <input type="checkbox"/>	Impact
	Designations Map 		Key Designations: UDP EN10 White land CN23 Wildlife corridors	Adjacent Designations: <ul style="list-style-type: none">ResidentialGreenspace	Cumulative Impact <ul style="list-style-type: none">Biodiversity / SSSI proximityWithin Critical Drainage AreaLocal Road NetworkSchool capacity	Would development on this site impact upon the five purposes of the Green Belt?	Impact	No impact	
Landscape and Townscape	No significant issues identified.			Category 1: Significant Constraints Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] <input checked="" type="checkbox"/> 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 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"/> Category 2: Constraints 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? <input checked="" type="checkbox"/>					
Category 1: Significant Constraints	Grade I Agricultural Land Ancient Woodland			Biodiversity Forms part of a wildlife corridor. Evidence of barn owls, and water voles in vicinity of site. Potential increased pressure on Hetton Bogs SSSI/LNR and LWS.					
Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land			Impact					
	Area of Significant Historic Landscape			Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>					
				Medium Impact - mitigation required <input type="checkbox"/>					
				High Impact - significant mitigation required <input type="checkbox"/>					

Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? The site lies adjacent to the alignment of the Hetton Colliery Railway.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site provides informal open space (once provided areas of formalised open space). Adjoins two green infrastructure corridors (east-west and north-south).							
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	Yes, in part.	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)		The site lies within a Critical Drainage Area and includes a pocket of 1.100 incidence surface water flooding. Medium 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? Nearest facilities are at Houghton or Hetton town centres.	New access road from Houghton Road required with improvements. The Hetton Downs and North Road area places further pressure on local school capacity to the north and the Hetton 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	✓	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? 148 Soddpha How many jobs could the site provide for? Site Appraisal Conclusion Planning permission in place for residential development.	Site is considered suitable for development	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)	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	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required



SLR Ref: SHLAA Ref: 113	Site Area: 1.59ha	Site Location: New Herrington Workmen's Club		Is the site in the Green Belt?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Brownfield %	100	Greenfield %	0		
Present Land Use: Club and private garden Adjacent Uses: Housing and parkland		Site appraised for: Residential		Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Urban?	<input checked="" type="checkbox"/>	Urban fringe?	<input type="checkbox"/>	Open countryside?	
Site Photos 		Designations Map 		Green Belt Separation In terms of core Green Belt purpose, this Field provides limited purpose. It incorporates the private grounds of Herrington Workmen's Club as well as the Workmen's Club bowling green and clubhouse. The Field abuts the B1286 and forms part of the urban area, being surrounded by development on three sides, with formal parkland to the south. It is connected to the wider green infrastructure corridor and landscape to the south and east. The UDP included the site as forming part of New Herrington Welfare Park, but the grounds and bowling green are separate and privately owned. The Inspector's Report for the UDP Public Local Inquiry similarly viewed the site as a whole and described this Field as open space, which should in fact be considered as private gardens.		Cumulative Impact	<ul style="list-style-type: none">• Within Critical Drainage Area		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
Key Designations: UDP CN2/3/4/5 Green Belt EN10 White land L1/7/9 Open space		Adjacent Designations:						Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	
Landscapes and Townscape		Site is subject to Tree Preservation Orders.		Biodiversity		Bats present in the area.					
Category 1: Significant Constraints	Grade I Agricultural Land Ancient Woodland			Category 1: Significant Constraints	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor						
Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape		<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						
				Would the development of the site impact upon the connectivity of habitats?	No.						
						Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required			

Historic Environment and Culture				Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.				
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment 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)		Lies within a Critical Drainage Area. Evidence of 1:100 incidence surface water flooding on private grounds. Low incidence potential of groundwater flooding.				Existing access to be improved to serve site				
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Limited access to some local facilities.	
Ground Conditions & Contamination			Suitability and Deliverability							
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		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)	What is considered suitable on the site? Residential How many homes could be provided? 14 13dpha How many jobs could the site provide for?
									Site Appraisal Conclusion The site outside of the Green Belt is considered suitable for residential development. Exceptional circumstances would need to be established by an applicant to enable Green Belt development (or boundary alteration through review of the Local Plan).	
Topography			Site Appraisal Conclusion							
Predominantly Flat Gentle Slope Undulating Steep Slope			No significant issues identified.							



SLR Ref:		Site Area: 5.50ha		Site Location: Land north of Black Boy Road		Is the site in the Green Belt?		YES <input type="checkbox"/>		Brownfield %		Greenfield %		100			
SHLAA Ref: 128						NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		0		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>			
Present Land Use: Pasture						YES <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact					
Adjacent Uses: Housing						NO <input checked="" type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?		□		□					
Site Photos				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 Shiny Row with Washington, Chester-le-Street and Bournmoor?				□		□			
				Key Designations: UDP EN10 White land L1/7/9 Open space				Adjacent Designations:				□		□			
								• Residential				□		□			
								• Agriculture				□		□			
								• Allotments				□		□			
								• School capacity				□		□			
Landscape and Townscape						Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified. Agricultural land is Grade 3B or lower.		Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Forms part of a wildlife corridor, with evidence of barn owls. Water body present/priority habitats on site. Increased impact to Rainton Meadows LWS.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Ancient Woodland				Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)									
						Category 1: Significant Constraints		Adverse impact on Local Nature Reserve (LNR)									
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Wildlife Site (LWS)									
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?									
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Geodiversity Site (LGS)									
		Area of Significant Historic Landscape						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							


SLR Ref: SHLAA Ref: 129		Site Area: 6.49ha		Site Location: Land to the rear of Hetton Moor House		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield % 0		Greenfield % 100					
Present Land Use: Natural greenspace Adjacent Uses: Housing and greenspace				Site appraised for: Residential				Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact	
Site Photos 				Designations Map 				Cumulative Impact									
129 				129 				Key Designations: UDP EN10 White land CN15 Great North Forest				Adjacent Designations:					
Landscape and Townscape				Forms part of the Moorsley Magnesian Limestone Escarpment area, which is considered to be of higher landscape quality. Agricultural land quality not known.				Biodiversity				Forms part of a wildlife corridor. Site has proximity to ponds and contains priority habitats and species. Site has been subject to Woodland trust grant for tree planting.					
Category 1: Significant Constraints		Grade I Agricultural Land				Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]									
		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				Medium Impact - mitigation required				High Impact - significant mitigation required					
				✓				Would the development of the site impact upon the connectivity of habitats?				Yes					
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required					
				✓								✓					


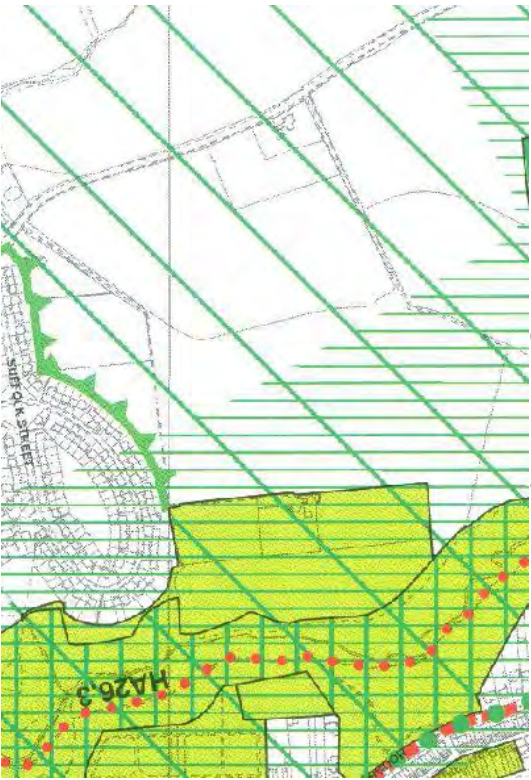
Historic Environment and Culture				Green Infrastructure									
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Currently provides natural greenspace, and contains a Public Right of Way.							
								Category 2: Constraints Grade II listed Building/Structure Conservation Area		Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	<input checked="" type="checkbox"/>		
												Archaeological Site (Known & potential)	<input type="checkbox"/>
Flooding			Infrastructure and Services										
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Lies within a Critical Drainage Area and Source Protection Zone, and includes 1:30 incidence surface water flooding. High incidence potential of groundwater flooding.	<input checked="" type="checkbox"/>	Medium Impact - mitigation required	High Impact - significant mitigation required	No access, would have to drive through current residential area. Limited accessibility.	<input checked="" type="checkbox"/>						
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	
Ground Conditions & Contamination			Suitability and Deliverability										
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		No significant issues identified.	<input checked="" type="checkbox"/>	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?	117 24dpha						
								Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
Site Appraisal Conclusion			Site Appraisal Conclusion										
			Site is considered suitable for development										
			Site is considered potentially suitable for development										
			Site is not considered suitable for development										

SLR Ref: SHLAA Ref: 130	Site Area: 3.75ha	Site Location: Land adjacent to Elemore Golf Club			Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100					
Present Land Use: Natural greenspace Adjacent Uses: Housing / golf course		Site appraised for: Residential			Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt?		Impact	No impact					
Site Photos 		Designations Map 			Cumulative Impact <ul style="list-style-type: none"> Biodiversity / SSSI proximity Within Critical Drainage Area Local Road Network 	<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p>	<p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
130 		Key Designations: UDP EN10 White land CN15 Great North Forest						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	Forms part of a wildlife corridor. Site has proximity to ponds, and contains priority habitats and species. Proximity to LWS.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Landscape and Townscape		Adjacent Designations: • Residential • Pasture • Golf course • Bridleway								Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Forms part of the Moorsley Magnesian Limestone Escarpment area, which is considered to be of higher landscape quality. Agricultural land quality not known.									Category 1: Significant Constraints Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	<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		Forms part of the Moorsley Magnesian Limestone Escarpment area, which is considered to be of higher landscape quality. Agricultural land quality not known.										Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required			Would the development of the site impact upon the connectivity of habitats?	Yes	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<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? Impact on local archaeological designations.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Site forms part of a Green Infrastructure corridor, providing natural greenspace and a Public Right of Way.		
Category 2: Constraints Grade II listed Building/Structure Conservation Area				Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment					
Category 1: Significant Constraints Archaeological Site (Known & potential)			Zero/Low Impact - no or minimal mitigation required	Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor			Zero/Low Impact - no or minimal mitigation required		
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Lies within a Critical Drainage Area and Source Protection Zone and includes 1:30 incidence surface water flooding. High incidence potential of groundwater flooding.	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? Limited accessibility.			Medium Impact - mitigation required	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Zero/Low Impact - no or minimal mitigation required	High Impact - significant mitigation required	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion Not considered suitable for residential development due to hydrology, accessibility and biodiversity concerns.			High Impact - significant mitigation required	
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope				No significant issues identified.					
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Site Appraisal Conclusion Not considered suitable for residential development due to hydrology, accessibility and biodiversity concerns.			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	Site Appraisal Conclusion Not considered suitable for residential development due to hydrology, accessibility and biodiversity concerns.			High Impact - significant mitigation required


SLR Ref: SHLAA Ref: 134		Site Area: 0.78ha		Site Location: Former football pitch, Colliery Lane, Hetton Lyons		YES <input type="checkbox"/>		Brownfield % 0		Greenfield % 100	
Present Land Use: Amenity greenspace Adjacent Uses: Employment land, cricket, housing		Site appraised for: Residential		Is the site in the Green Belt? NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>	
Site Photos 		Designations Map 		Is the site in a Settlement Break? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		<input type="checkbox"/>		<input type="checkbox"/>	
Key Designations: UDP HAA.10 Housing		Adjacent Designations: • Employment land • Residential • Pasture • Cricket field		Cumulative Impact • Within Critical Drainage Area							
Landscape and Townscape				Biodiversity							
Category 1: Significant Constraints		Grade I Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		In vicinity of ponds and water voles. Increased recreational impact on Local Wildlife Site.			
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)					
		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)					
		Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>			
		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 checked="" type="checkbox"/>			
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>			
						Wildlife Corridor		<input type="checkbox"/>			
						Would the development of the site impact upon the connectivity of habitats?		<input checked="" type="checkbox"/>			
								Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		High Impact - significant mitigation required	
								Medium Impact - mitigation required		High Impact - significant mitigation required	



Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Existing amenity greenspace, scope to create green infrastructure link north-south.	
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Lies within a Critical Drainage Area and Source Protection Zone. High incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Hetton town centre.		Access issues from Colliery Lane subject to land ownership issues being resolved	
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 20 28dpha	Site is considered suitable for development	Site is considered potentially suitable for development 
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)							
Site Appraisal Conclusion Potentially suitable for residential development.							

SLR Ref: SHLAA Ref: 138		Site Area: 31.77ha		Site Location: Land at North Road, Hetton-le-Hole			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Brownfield %		Greenfield %		Open countryside?						
Present Land Use: Fields and woodland Adjacent Uses: Open countryside, parkland, housing							<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Urban?		Urban fringe?		Open countryside?						
Site Photos 				Site appraised for: Residential				Settlement Break Separation Though the urban areas of Houghton-le-Spring and Hetton-le-Hole are joined by a narrow ribbon of housing along the A182, the green wedge to the west of this road has nevertheless helped to sustain and retain an impression of separateness and distinctiveness between the two communities.											
Designations Map 				Key Designations: UDP EN10 White land L1/7/9 Open space CN6 Settlement Break CN15 Great North Forest CN23 Wildlife corridor				Adjacent Designations: <ul style="list-style-type: none"> • Parkland • Residential • Site of Special Scientific Interest • Agriculture 				Of prime importance is the need to protect Hetton Bogs LNR and to provide appropriate buffer zone policy. The portion of Settlement Break to the south of Hetton Bogs is wider than to the north, and in these southernmost fields there may be scope for limited development that would still enable a Settlement Break to be retained, though fully safeguarding the habitat and species of Hetton Bogs is of prime importance.							
Landscape and Townscape Category 1: Significant Constraints Grade 1 Agricultural Land Ancient Woodland Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land				Quality of agricultural land not known. No significant issues identified on site, but adjacent to ancient woodland.				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required		High Impact - significant mitigation required					
Biodiversity Category 1: Significant Constraints Adverse impact on European sites (Ramgar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? 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							
Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)				<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				The entire area has close proximity to Hetton Bogs, which has European and UK species/habitat protection in relation to ponds, Great Crested Newts, water voles, bat roosts and evidence of barn owls. The Hetton Burn provides an important wildlife corridor, with links to Hetton Park, Rough Dene Burn, Rainton Bridge and East Rainton.											
Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)				<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				Cumulative Impact <ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network • School capacity 											
Would the development of the site impact upon the connectivity of habitats?				<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				Yes, very sensitive development would be necessary / considerable mitigation, which would also require minimising impact of footfall and domestic pets to the most sensitive areas, if feasible.				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			



Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site would have a considerable impact on the Green Infrastructure corridor and on natural greenspace.	Category 1: Significant Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact – significant mitigation required
Category 2: Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Limited accessibility to local facilities (Hetton town centre).			
Flooding 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 Outline application for residential in 2014, though significant issues will need to be resolved. Application was delayed due to S106 issues.			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone				Residential 200 14dpha Site is considered suitable for development 			
Ground Conditions & Contamination Predominantly Flat Gentle Slope Undulating Steep Slope				The 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)				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			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site is considered potentially suitable for development Site is not considered suitable for development			


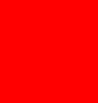




SLR Ref: SHLAA Ref: 139	Site Area: 10.40ha	Site Location: South Lodge Farm		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	
Present Land Use: Agriculture Adjacent Uses: Agriculture and housing				Is the site in the Green Belt?	Urban?		Urban fringe?	Open countryside?	
				Is the site in a Settlement Break?					
Site Photos 	Site appraised for: Residential	Designations Map 	Key Designations: UDP EN10 White land CN6 Settlement Break CN15 Great North Forest	Adjacent Designations: • Residential • Agriculture • School	Settlement Break Separation The principle aim of the Settlement Break has worked. The Settlement Break has helped to retain East Rainton's distinct character, and has also stopped Rainton Bridge and Hetton-le-Hole from sprawling (in terms of development), focusing new development within the existing urban boundary wherever feasible. The central and eastern parts of the Settlement Break should be fully maintained as they form an important wildlife corridor, providing both a continuous wetland and a woodland corridor north-south, linking to Hetton Bogs. North Road provides a strong boundary to development at Park Estate.	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscape and Townscape		The southernmost portion of the site is classed as Grade 3A agricultural land.		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 1: Significant Constraints	Grade 1 Agricultural Land Ancient Woodland			Category 1: Significant Constraints Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] 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 1: Significant Constraints Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local 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 [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	Part of a wildlife corridor with evidence of priority species on or in vicinity of site, especially beside the stream. Sited in proximity of a SSSI/LNR.		
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	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 Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor			
	Area of Significant Historic Landscape			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 Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) 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		Forms a major part of a Green Infrastructure corridor north-south linking Hetton Bogs with the open countryside of the Magnesian Limestone Escarpment.								
								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
Flooding				Infrastructure and Services										
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The western boundary of the site is a flood zone (including 1:30 incidence surface water flooding), and the area as a whole falls within a Critical Drainage Area. Medium incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		There are access issues and would require funding from the developer.								
								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		Gradient issues identified with the site.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	156 20dppha		Site is considered suitable for development							
								Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Site is considered suitable for development	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 residential development due to impact on Settlement Break and open countryside, as well as access, hydrology and biodiversity concerns.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
Site Appraisal Conclusion				Not considered suitable for residential development due to impact on Settlement Break and open countryside, as well as access, hydrology and biodiversity concerns.										

SLR Ref: SHLAA Ref: 140		Site Area: 4.10ha		Site Location: Land off Hazard Lane, Hetton-le-Hole		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield % 0 Greenfield % 100			
Present Land Use: Pasture, open countryside Adjacent Uses: School, woodland, fields				Site appraised for: Residential		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input type="checkbox"/> Urban fringe? <input checked="" type="checkbox"/> Open countryside? <input type="checkbox"/>			
Site Photos 				Designations Map 				<p>Is the site in a Settlement Break?</p> <p>Would development on this site impact upon the five purposes of the Green Belt?</p> <ol style="list-style-type: none"> 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>			
Key Designations: UDP EN10 White land CN15 Great North Forest CN23 Wildlife Corridor HA28.2 Hetton Bypass				Adjacent Designations:				Cumulative Impact			
				<ul style="list-style-type: none"> • School • Agriculture 				<ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network 			
Landscape and Townscape						Biodiversity					
Category 1: Significant Constraints		Grade I Agricultural Land		Grade 3a agricultural land.		Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		Lies within a wildlife corridor, acting as a buffer for the stream. Evidence of priority species on or in vicinity of site.	
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)			
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)			
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?			
		Grade 2 or 3a Agricultural Land		✓		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		✓	
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)			
								Are there any known UK protected species/habitats on or adjacent to the site?		✓	
								Wildlife Corridor		✓	
								Would the development of the site impact upon the connectivity of habitats?		Yes, it would impact upon the wildlife corridor.	
										Zero/Low Impact - no or minimal mitigation required	
										Medium Impact - mitigation required	
										High Impact - significant mitigation required	


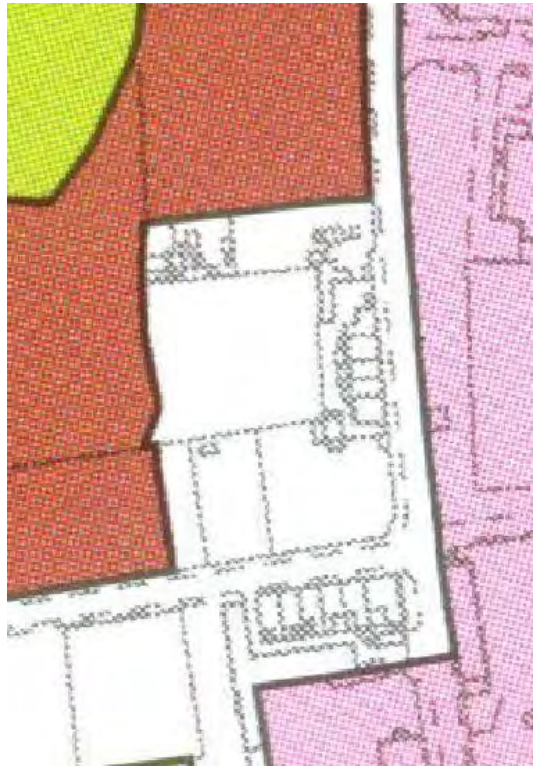
Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			The site partly forms natural greenspace and is part of a Green Infrastructure corridor.
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			The northwest corner of the site falls within a functional floodplain, and 1:30 incidence surface water flooding lies alongside the small stream that continues along the site's western edge. The site lies within a Critical Drainage Area. Medium incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			There are access issues which will require funding from the developer. Accessibility issues.
Ground Conditions & Contamination							
Site Topography	Predominantly Flat		No significant issues identified.	Suitability and Deliverability			
	Gentle Slope	✓		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	77 25dpha		
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			
				HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Not considered suitable for residential development due to access/ impact on open countryside, hydrology, biodiversity, agricultural land quality and road access issues.	Site is considered suitable for development	Site is considered potentially suitable for development






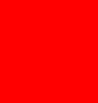
SLR Ref: SHLAA Ref: 141	Site Area: 0.65ha	Site Location: Land to east of Lyons Avenue		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	
Present Land Use: Allotments Adjacent Uses: Housing, natural greenspace	Site Photos 		Site appraised for: Residential	Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Designations Map 		Key Designations: UDP EN10 White land L1/7/9 Open space	Adjacent Designations: • Residential • Pasture	Cumulative Impact • Within Critical Drainage Area						
Landscape and Townscape				Biodiversity						
Category 1: Significant Constraints	Grade I Agricultural Land Ancient Woodland	No significant issues identified.		Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?					
Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land			Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	<input checked="" type="checkbox"/>				
	Area of Significant Historic Landscape	Zero/Low Impact - no or minimal mitigation required		Would the development of the site impact upon the connectivity of habitats?	Yes.					
		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? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Existing allotments, form part of a Green infrastructure corridor linking north-south from Hetton Lyons to Easington Lane.								
								Category 2: Constraints Grade II listed Building/Structure Conservation Area		Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment				
												Archaeological Site (Known & potential)		Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
Zero/Low Impact - no or minimal mitigation required 			Medium Impact - mitigation required		High Impact - significant mitigation required 		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact - significant mitigation required					
Flooding				Infrastructure and Services										
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Lies within a Critical Drainage Area and Source Protection Zone, with evidence of 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Access from Lyons Avenue								
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact - significant mitigation required		
Category 2: Constraints Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of 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"/>	Nearest local facilities at Hetton town centre.										
								<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required			
								<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required			
								<input checked="" type="checkbox"/>	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.	<input checked="" type="checkbox"/>	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 25 42dpha									
								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
Site Appraisal Conclusion Potentially suitable for residential development.				Site Appraisal Conclusion Potentially suitable for residential development.										




SLR Ref: SHLAA Ref: 142		Site Area: 1.29ha		Site Location: Former Chilton Moor Cricket Club		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100					
Present Land Use: Natural greenspace and nursery				Adjacent Uses: Housing				Site appraised for: Residential				Is the site in a Settlement Break?				YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?			
Site Photos				Designations Map				Cumulative Impact <ul style="list-style-type: none"> • Within Critical Drainage Area • Local Road Network • School capacity 				Urban?		Urban fringe?		Open countryside?		Impact		No impact			
												✓		✓		✓		□		□			
Key Designations: UDP L1/7/9 Open space				Adjacent Designations:				Category 1: Significant Constraints Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor No.				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required							
Category 1: Significant Constraints				Category 2: Constraints								No significant issues identified.		No significant issues identified.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
Landscape and Townscape				Biodiversity				Category 1: Significant Constraints Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor No.				Grade I Agricultural Land		Grade 2 or 3a Agricultural Land		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
Category 2: Constraints				Category 1: Significant Constraints								Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Category 1: Significant Constraints				Category 2: Constraints				Category 1: Significant Constraints				Grade 2 or 3a Agricultural Land		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
Category 2: Constraints				Category 1: Significant Constraints				Category 2: Constraints				Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	



Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	
		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Since the Cricket Club closed, the majority of the site remains as natural 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	
		Yes, as natural greenspace.	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)		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.	
		Lies within a Critical Drainage Area, and part of site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Access from Black Boy Road, improvements to Front Street Junction. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.
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% 15% ✓	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? 30 How many jobs could the site provide for? 26dpha	
		Site Appraisal Conclusion Site is considered suitable for residential development.	
Ground Conditions & Contamination		Site Appraisal Conclusion Site is considered suitable for residential development.	
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓ ✓	No significant issues identified.	
		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	
		Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	
		Site is considered suitable for residential 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: 143		Site Area: 0.61ha		Site Location: Lyons Cottages – land to the rear		Is the site in the Green Belt?		Brownfield %		Greenfield %		0									
Present Land Use: Housing and allotments Adjacent Uses: Employment and housing		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/> Open countryside? <input type="checkbox"/>		Impact		No impact									
Site Photos 				Designations Map 				<p>Key Designations:</p> <ul style="list-style-type: none"> UDP EN10 White land <p>Adjacent Designations:</p> <ul style="list-style-type: none"> Employment land Pasture Residential <p>Cumulative Impact</p> <ul style="list-style-type: none"> Within Critical Drainage Area 													
Landscape and Townscape				Biodiversity				Proximity to ponds, priority species and LWS.													
Category 1: Significant Constraints		Grade I Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		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)		Adverse impact on known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	
Category 2: Constraints		Area of High Landscape Value or Significance		No significant issues identified.		Are there any known European protected species/habitats on or adjacent to the site?		Are there any known European protected species/habitats on or adjacent to the site?		Are there any known 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?		No.			
		Tree Preservation Order (TPO)				✓						✓									
		Grade 2 or 3a Agricultural Land																			
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		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? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Allotments to the rear of properties.	
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Lies within a Critical Drainage Area and Source Protection Zone. High incidence potential of groundwater flooding.		Medium Impact - mitigation required	High Impact - significant mitigation required	Access from Lyons Avenue.	
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 25 46dpha
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: 144		Site Area: 9.29ha		Site Location: Land at Coaley Lane (Russell Foster football pitches)				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield % 0 Greenfield % 100																																																																																																																																																																																																											
Present Land Use: Junior football pitches Adjacent Uses: Woodland, agriculture, housing		Site appraised for: Residential		Is the site in the Green Belt? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input type="checkbox"/> Urban fringe? <input checked="" type="checkbox"/> Open countryside? <input type="checkbox"/>																																																																																																																																																																																																															
<p align="center">Site Photos</p> 				<p align="center">Designations Map</p> 				<p align="center">Settlement Break Separation</p> <p>This site forms part of a Settlement Break that seeks to keep separate Success, Newbottle and Burnside/Sunniside. It forms an important Green Infrastructure junction to the Moors Burn, and routes leading to Herrington Burn, Philadelphia and Houghton town centre. These fields were known as “the moor” and are historically linked to the old English village of Newbottle.</p> <p>Loss of this land would have a major adverse impact to the Green Infrastructure network in the area, and would involve loss of woodland and a major junior football pitch resource to Wearside, as well as impacting upon the aspect of the Newbottle Conservation Area.</p>																																																																																																																																																																																																													
<p>Key Designations:</p> <ul style="list-style-type: none"> UDP EN10 White land CN6 Settlement Break CN15 Great North Forest 				<p>Adjacent Designations:</p> <ul style="list-style-type: none"> Residential Agriculture 				<p>Zero/Low Impact - no or minimal mitigation required</p>		<p>Medium Impact - mitigation required</p>		<p>High Impact - significant mitigation required</p>																																																																																																																																																																																																									
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Area of Significant Historic Landscape																																																																																																																																																																																																																					
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Grade 2 or 3a Agricultural Land		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required																																																																																																																																																																																																											
Category 1: Significant Constraints		Grade 1 Agricultural Land		Ancient Woodland		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Medium Impact - mitigation required																																																																																																																																																																																																											
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Grade 2 or 3a Agricultural Land		Area of Significant Historic Landscape		High Impact - significant mitigation required																																																																																																																																																																																																											
Category 1: Significant Constraints		Grade 1 Agricultural Land		Ancient Woodland		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Zero/Low Impact - no or minimal mitigation required																																																																																																																																																																																																											
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Grade 2 or 3a Agricultural Land		Area of Significant Historic Landscape		Medium Impact - mitigation required																																																																																																																																																																																																											
Category 1: Significant Constraints		Grade 1 Agricultural Land		Ancient Woodland		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		High Impact - significant mitigation required																																																																																																																																																																																																											
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Grade 2 or 3a Agricultural Land		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required																																																																																																																																																																																																											
Category 1: Significant Constraints		Grade 1 Agricultural Land		Ancient Woodland		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Medium Impact - mitigation required																																																																																																																																																																																																											
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Grade 2 or 3a Agricultural Land		Area of Significant Historic Landscape		High Impact - significant mitigation required																																																																																																																																																																																																											
Category 1: Significant Constraints		Grade 1 Agricultural Land		Ancient Woodland		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Zero/Low Impact - no or minimal mitigation required																																																																																																																																																																																																											
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Grade 2 or 3a Agricultural Land		Area of Significant Historic Landscape		Medium Impact - mitigation required																																																																																																																																																																																																											
Category 1: Significant Constraints		Grade 1 Agricultural Land		Ancient Woodland		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		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 fields form the backdrop to the Newbottle Conservation Area (hilltop settlement).	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Provides a hub for mini-league football pitches, together with natural greenspace to the north, and a Public Right of Way. Forms an essential part of a Green Infrastructure corridor linking Philadelphia and Houghton. Development here would effectively close the link to Houghton.							
								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)			Lies within a Critical Drainage Area and is affected in places by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities are in Houghton town centre.			Access from Staddon Way. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.							
								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	✓ ✓		Lies within a Coal Referral Area.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	63 9dpha		Site Appraisal Conclusion Not considered suitable for residential development due to the fundamental impact on Settlement Break land, on Green Infrastructure and wildlife corridors, loss of sports fields and hydrology issues.							
								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: 146	Site Area: 1.68ha	Site Location: Former Easington Lane Primary School site.		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	100	Greenfield %	0	
Present Land Use: Informal greenspace Adjacent Uses: Housing	Site Photos 	Site appraised for: Residential	Designations Map 	Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Key Designations: UDP L7 School playing fields	Adjacent Designations: • Residential	Cumulative Impact • Within Critical Drainage Area								
Landscape and Townscape				Biodiversity						
Category 1: Significant Constraints	Grade I Agricultural Land Ancient Woodland	No significant issues identified.		Category 1: Significant Constraints	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?	No significant issues identified.				
Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape			Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor					
				Would the development of the site impact upon the connectivity of habitats?	No.					
						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	High Impact – significant mitigation required	

Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.			
								Category 2: Constraints Grade II listed Building/Structure Conservation Area	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment
Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact - significant mitigation required			
Flooding				Infrastructure and Services					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and 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 accessible location.		Access should be via the now completed Cotherstone Court			
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) 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? Residential	How many homes could be provided? 40	26dpha	How many jobs could the site provide for?		
				Site Appraisal Conclusion					
				Potentially suitable for residential 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					
				Medium Impact - mitigation required					
				High Impact - significant mitigation required					
				Site is not considered suitable for development					
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	✓	Site is considered potentially suitable for development					
				Medium Impact - mitigation required					
				High Impact - significant mitigation required					
				Site is not considered suitable for development					

SLR Ref: SHLAA Ref: 149	Site Area: 1.58ha	Site Location: Land to the back of Aster Terrace	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield % 0	Greenfield % 100	
Present Land Use: Amenity open space Adjacent Uses: Open space, housing	Site Photos 	Site appraised for: Residential	Is the site in the Green Belt? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Urban?	Urban fringe? <input checked="" type="checkbox"/>	Open countryside?
Site Photos 	Designations Map 		Is the site in a Settlement Break? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. Impact <input type="checkbox"/> No impact <input type="checkbox"/>		
Key Designations: UDP HAA.4 Housing site	Adjacent Designations: • Housing • Natural greenspace • Former mineral line	Cumulative Impact • Within Critical Drainage Area		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>	Medium Impact - mitigation required <input type="checkbox"/>	High Impact - significant mitigation required <input type="checkbox"/>
Landscape and Townscape		Biodiversity	Lies adjacent to a wildlife corridor and proposed LWS, with evidence of priority species/habitats on or in vicinity of site.			
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) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Area of Significant Historic Landscape	Would the development of the site impact upon the connectivity of habitats? Yes <input checked="" type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	No significant issues identified	Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required <input type="checkbox"/>	High Impact - significant mitigation required <input type="checkbox"/>	



Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	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	Linked to a green infrastructure corridor	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/> <input type="checkbox"/>	Lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities are at Shiney Row.	Access from north east corner of plot	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
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 60 43dpha	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion Suitable for residential development.	Site is considered suitable for development	<input checked="" 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"/>	Medium Impact - mitigation required High Impact – significant mitigation required	Site is considered potentially suitable for development	Site is not considered suitable for development	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>


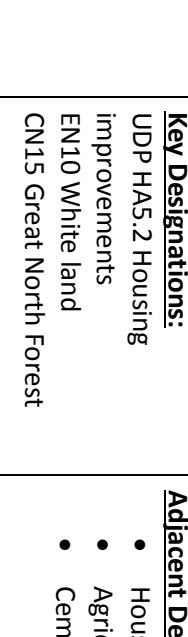
SLR Ref: SHLAA Ref: 150	Site Area: 0.53ha	Site Location: Land adjacent to Newbottle Primary School		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	50	Greenfield %	50	
Present Land Use: Amenity greenspace Adjacent Uses: Primary school, housing	Site Photos 	Site appraised for: Residential	Designations Map 	Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Key Designations: UDP EN10 White land M5 Eastern limit of shallow Coalfield area	Adjacent Designations: • Housing • Primary School • Vacant buildings	Cumulative Impact • Within Critical Drainage Area • School capacity	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	Category 1: Significant Constraints Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	No significant issues identified.	No significant issues identified.			
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? 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)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	No significant issues identified.	No significant issues identified.				
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	Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	No significant issues identified.	No significant issues identified.				
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 just outside Newbottle Conservation Area and across the road from the grade II listed Cellar Hill House.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Existing amenity greenspace. Linked to a green infrastructure corridor	Category 1: Significant 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"/>	Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required	Category 1: Significant Constraints Medium Impact - mitigation required	Category 1: Significant Constraints High Impact - significant mitigation required				
	Category 2: Constraints Grade II listed Building/Structure									<input checked="" type="checkbox"/>	Category 2: Constraints Public Open Space/Playing Field/Play Area	<input checked="" type="checkbox"/>	Category 2: Constraints High Impact - significant mitigation required
	Category 2: Constraints Conservation Area Archaeological Site (Known & potential)									<input checked="" type="checkbox"/>	Category 2: Constraints Natural greenspace Allotment	<input type="checkbox"/>	Category 2: Constraints High Impact - significant mitigation required
Flooding													
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Lies within a Critical Drainage Area and Source Protection Zone. 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? Nearest local facilities are at Houghton town centre.	Access from Houghton Road. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	<input checked="" type="checkbox"/>	Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required	Category 1: Significant Constraints Medium Impact - mitigation required	Category 1: Significant Constraints High Impact - significant mitigation required					
	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone								<input checked="" type="checkbox"/>	Category 2: Constraints Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Medium Impact - mitigation required	Category 2: Constraints High Impact - significant mitigation required	
Ground Conditions & Contamination													
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 16 33dpha	<input checked="" type="checkbox"/>	Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required	Category 1: Significant Constraints Medium Impact - mitigation required	Category 1: Significant Constraints High Impact - significant mitigation required					
	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)								<input checked="" type="checkbox"/>	Category 1: Significant Constraints Site is considered suitable for development	Category 1: Significant Constraints Site is considered potentially suitable for development	Category 1: Significant Constraints 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)								<input type="checkbox"/>	Category 2: Constraints Site Appraisal Conclusion Suitable for residential development.	<input type="checkbox"/>	<input type="checkbox"/>	

SLR Ref: SHLAA Ref: 172	Site Area: 4.15ha	Site Location: Forest Estate, High Street Easington Lane	Brownfield %	Greenfield %	Open countryside?
			100	0	

Present Land Use: Cleared former housing site Adjacent Uses: Housing, Primary school and open space	Site appraised for: Residential	Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield % Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/>	Greenfield % Urban? <input type="checkbox"/> Urban fringe? <input type="checkbox"/>	Open countryside? Impact <input type="checkbox"/> No impact <input type="checkbox"/>
		Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			







 	Key Designations: UDP HA5.2 Housing improvements EN10 White land CN15 Great North Forest Adjacent Designations: <ul style="list-style-type: none"> • Housing • Agriculture • Cemetery 	Cumulative Impact <ul style="list-style-type: none"> • Within Critical Drainage Area 	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 Shilley Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/> <input type="checkbox"/>		
		4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> <input type="checkbox"/>		
		5. Assist in the regeneration of the urban area? <input type="checkbox"/> <input type="checkbox"/>		
Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.				


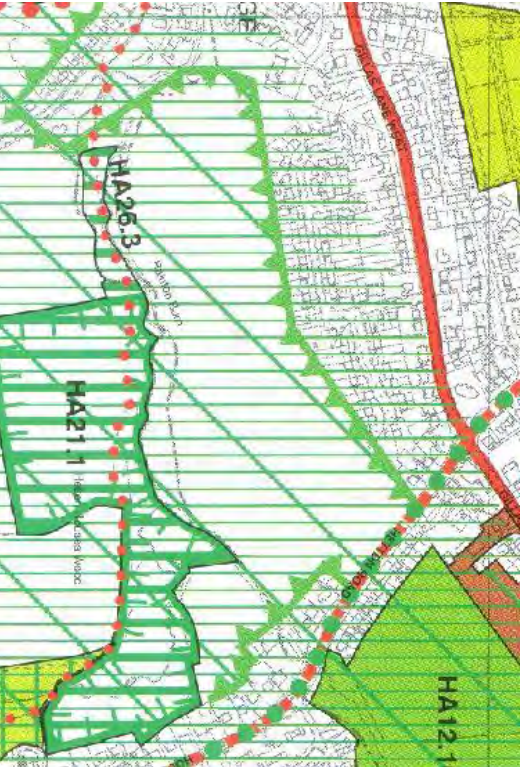
		Key Designations: UDP HA5.2 Housing improvements EN10 White land CN15 Great North Forest Adjacent Designations: <ul style="list-style-type: none"> • Housing • Agriculture • Cemetery
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Landscape and Townscape
No significant issues identified.


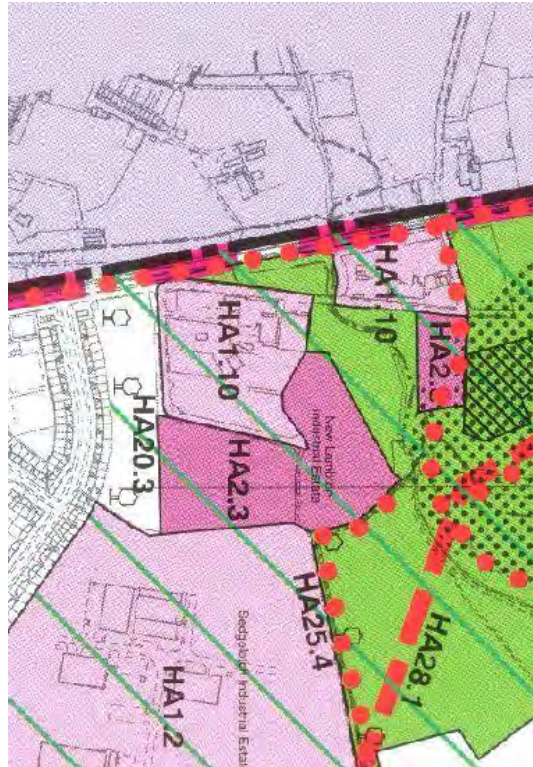

Category 1: Significant Constraints Grade 1 Agricultural Land Ancient Woodland Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land	Area of Significant Historic Landscape Area of Significant Historic Landscape	Biodiversity Category 1: Significant Constraints Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) 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?	Evidence of priority species in vicinity of site.
			Evidence of priority species in vicinity of site.

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




Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		A Public Right of Way crosses the site.	
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)		Lies within a Critical Drainage Area and Source Protection Zone. Medium incidence potential of groundwater flooding.		Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		Access from roundabout on Murton Lane.	
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.		Site Appraisal Conclusion Ongoing housing development in close proximity to site, which could impact on site deliverability. Site is considered potentially suitable for development.			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)							

SLR Ref:		Site Area: 13.23ha		Site Location: land at Houghton Road, Rainton		Is the site in the Green Belt?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Brownfield %		Greenfield %		100	
SHLAA Ref: 181				Bridge		Is the site in a Settlement Break?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Urban?		Urban fringe?		Open countryside?	
Present Land Use: Farmland SSSI Wetland Adjacent Uses: Housing woodland, fields, open countryside				Site appraised for: Residential				Settlement Break Separation Though the urban areas of Houghton-le-Spring and Hetton-le-Hole are joined by a narrow ribbon of housing along the A182, the green wedge to the west of this road has nevertheless helped to sustain and retain an impression of separateness and distinctiveness between the two communities. Of prime importance is the need to protect Hetton Bogs LNR and to provide appropriate buffer zone policy. The break to the north of Hetton Bogs is typically less than 200m in width and any development incursion into this area would hem-in the Local Nature Reserve and severely limit the size of buffer zone feasible.				Cumulative Impact <ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network • School capacity 			
Site Photos 				Designations Map 				Key Designations: UDP CN6 Settlement Break CN15 Great North Forest CN23 Wildlife corridors CN20 Sites of Special Scientific Interest EN10 White Land.				Adjacent Designations: <ul style="list-style-type: none"> • Residential • Local Nature Reserve 			
Two landscape photos labeled '181' showing agricultural fields.				Landscape and Townscape Adjacent to ancient woodland and protected trees, which will require appropriate buffer zones. Lower Grade 3B agricultural land.				Biodiversity Direct and indirect impact on Hetton Bogs SSSI and Local Nature Reserve, and Hetton Houses Wood LWS. Forms part of the Hetton Burn wildlife corridor, and the site would have an adverse impact on a variety of protected/priority species.							
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)		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<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)		<input checked="" type="checkbox"/>		Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Area of Significant Historic Landscape				Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Would the development of the site impact upon the connectivity of habitats?		<input checked="" type="checkbox"/>		Yes, close proximity to Hetton Bogs SSSI.		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	


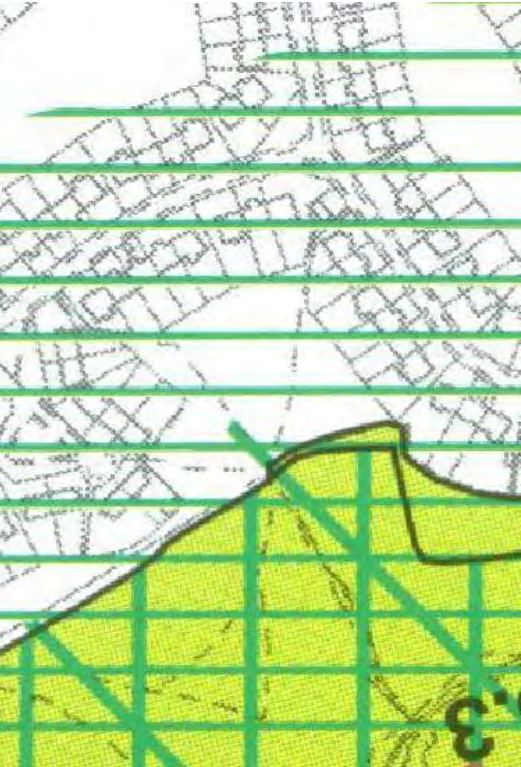
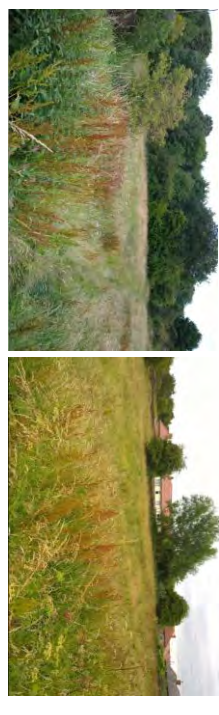
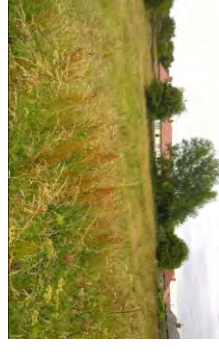
Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (H List) Village Green Cemetery / Churchyard	South part of the site includes natural greenspace. Forms part of a green infrastructure corridor.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Site lies within a Critical Drainage Area and the south part of the site lies within flood zones 3B, 3A and 2. Site is also affected in places by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.	Is the proposed development site designated as open space or playing fields? No, apart from the southern portion of land designated as natural greenspace.	Zero/Low Impact - no or minimal mitigation required
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required 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? Nearest local facilities are at Houghton town centre.	Medium Impact - mitigation required High Impact – significant mitigation required
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	
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	Not considered suitable for residential development due to the fundamental impact on Settlement Break land and proximity to Hetton Boggs SSSI / LNR (biodiversity, Green Infrastructure and hydrology impacts).	Site is considered suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity/line(+10m buffer zone)	Medium Impact - mitigation required High Impact – significant mitigation required	Site is considered potentially suitable for development	Site is not considered suitable for development

SLR Ref: SHLAA Ref: 194	Site Area: 9.28ha	Site Location: Lambton Lane Industrial Estate, Lambton Lane, Fencehouses		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	40	Greenfield %	60		
Present Land Use: Industrial, open space Adjacent Uses: Industrial, residential		Site appraised for: Residential		Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Urban? <input checked="" type="checkbox"/>	Urban fringe? <input type="checkbox"/>	Open countryside? <input type="checkbox"/>	Impact	No impact	
Site Photos		Designations Map		<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>							
											
		Key Designations: UDP HA1.10 Employment land HA2.3 New employment land L1/7/9 Open space EN10 White land		Adjacent Designations: <ul style="list-style-type: none"> Residential Country Park Employment land Disused railway line 		Cumulative Impact <ul style="list-style-type: none"> Within Critical Drainage Area Local Road Network School capacity 					
Landscape and Townscape				Biodiversity							
Category 1: Significant Constraints	Grade I Agricultural Land	No significant issues identified									
	Ancient Woodland										
Category 2: Constraints	Area of High Landscape Value or Significance	Category 1: Significant Constraints Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor									
	Tree Preservation Order (TPO)										
	Grade 2 or 3a Agricultural Land										
Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Would the development of the site impact upon the connectivity of habitats? Yes..			
		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Forms part of a wildlife corridor. Site has proximity to ponds, the Moors Burn and a proposed LWS, with priority species present in the area.			

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints	Historic Park or Garden (EH List)		Part of the site forms existing natural greenspace and provides an area of public open space. The area is part of a green infrastructure corridor and a Public Right of Way crosses the land.
	World Heritage Site & Setting (+ candidate)				Village Green		
	Grade I/Grade II* Listed Building/Structure				Cemetery / Churchyard		
Category 2: Constraints	Grade II listed Building/Structure			Category 2: Constraints	Public Open Space/Playing Field/Play Area	✓	
	Conservation Area				Natural greenspace	✓	
Flooding	Category 1: Significant Constraints	Archaeological Site (Known & potential)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Zero/Low Impact - no or minimal mitigation required
		Flood Risk Zone 3B (Functional Floodplain)	✓				
Category 2: Constraints	Flood Risk Zone 3A (High Vulnerability)		✓	The Moors Burn flows through the site, therefore a portion of the site lies within Flood Zones 3B, 3A and 2. It also lies within a Critical Drainage Area and is affected in places by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Medium Impact - mitigation required	High Impact - significant mitigation required	Medium Impact - mitigation required
			✓				
Ground Conditions & Contamination	Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	✓	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
		Groundwater Flooding	✓				
		Surface Water Flooding – % of land within 1 in 30 incidence (high)	<5%				
		Surface Water Flooding – % of land within 1 in 100 incidence (medium)	10%				
		Surface Water Flooding – % of land within 1 in 1000 incidence (less)	15%				
		Critical Drainage Area	✓				
Source Protection Zone	✓						
Site Topography				Suitability and Deliverability			
Predominantly Flat				What is considered suitable on the site? Residential			
Gentle Slope				How many homes could be provided? 160			
Undulating				How many jobs could the site provide for? 23dpha			
Steep Slope				Site Appraisal Conclusion			
Category 1: Significant Constraints				Site considered suitable for development – ELR recommends that land is no longer required for employment purposes.			
Category 2: Constraints				Site is considered suitable for development			
HSE COMAH Middle or Outer Zone				Site is considered potentially suitable for development			
Landfill sites, Contaminated land				Site is not considered suitable for development			
Minerals Legacy (quarries and coal mining)							
Minerals Safeguarded Area							
High Voltage electricity line(+10m buffer zone)							





SLR Ref: SHLAA Ref: 197	Site Area: 4.26ha	Site Location: Land to north of Eppleton Primary School		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100		
Present Land Use: Natural greenspace Adjacent Uses: Residential, open space, primary school				Is the site in a Settlement Break?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Urban?		Urban fringe?	<input checked="" type="checkbox"/>	Open countryside?	
Site Photos		Site appraised for: Residential			Settlement Break Separation						
					Through the urban areas of Houghton-le-Spring and Hetton-le-Hole are joined by a narrow ribbon of housing along the A182, the existing green wedges east of this road have helped to sustain and retain an impression of separateness and distinctiveness between the two communities. The land east of Broomhill Estate forms a much wider Settlement Break. It is feasible that the Settlement Break could be rounded-off northwest from Byer Square to the northeast corner of Broomhill Estate. However, appropriate buffer zones must be established to protect Rough Dene Burn Local Wildlife Site.						
		Key Designations: UDP CN6 Settlement Break EN10 White Land CN15 Great North Forest CN23 Wildlife Corridors M5 East limit of shallow Coalfield area CN21 Local Wildlife Site.			Adjacent Designations: • Residential • Pasture/woodland • School			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Cumulative Impact • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network • School capacity
Landscape and Townscape				Biodiversity			Direct impact on Rough Dene Burn LWS and wildlife corridor. Impact on priority species in the area, particularly around Rough Dene Burn.				
Category 1: Significant Constraints	Grade I Agricultural Land	Lies adjacent to the former Hetton Colliery Railway (the oldest of its kind in the World). Agricultural land quality not known.			Category 1: Significant Constraints	Adverse impact on European sites [Bansar 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	<input checked="" type="checkbox"/>	Category 2: Constraints	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"/>					
		<input checked="" type="checkbox"/>	Would the development of the site impact upon the connectivity of habitats?	Wildlife Corridor	<input checked="" type="checkbox"/>						
		<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required						

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, lies within the setting of Copt Hill Scheduled Ancient Monument and adjacent to the former Hetton Colliery Railway (the oldest of its kind in the world).	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Forms natural greenspace and green infrastructure corridors (east-west along Rough Dene Burn, and north-south to the east of Houghton and Hetton).
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)		Lies within a Critical Drainage Area, and partly within a Source Protection Zone. Rough Dene Burn runs through the north of the site, and the far east of the site is also 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?		Approved scheme access from the west. New link road proposed to south. The Hetton Downs and North Road area places further pressure on local school capacity to the north and the Hetton 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	✓	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		Undulating former landfill site.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 80 28dpha	
	✓				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	Site is considered suitable for development ✓
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	Site considered suitable for development, though numerous issues to address.	Site is considered potentially suitable for development
Site Appraisal Conclusion			Site is not considered suitable for development		


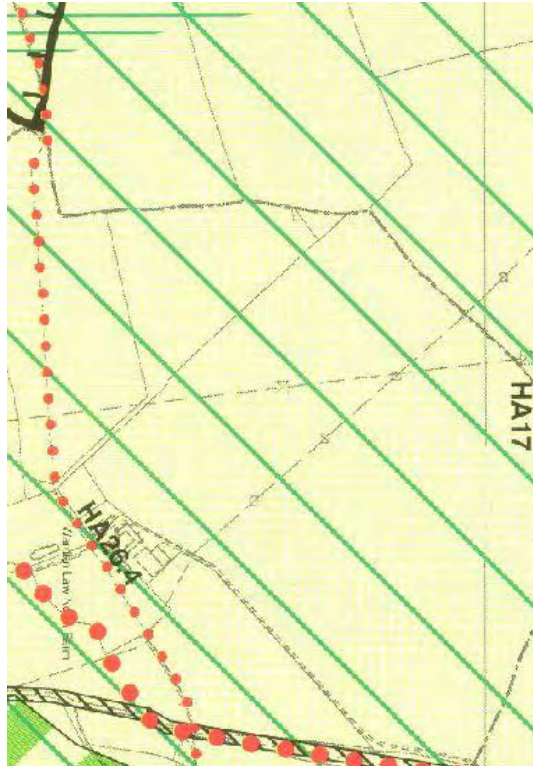
28.11.2014 SLR Ref:		Site Area: 0.42ha		Site Location: land to rear of Rutland Street, Hetton le Hole		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100					
SHLAA Ref: 230						Is the site in a Settlement Break?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Urban?		Urban fringe?		Open countryside?							
Present Land Use: Open space		Adjacent Uses: Residential, open space		Site appraised for: Residential								Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact							
Site Photos				Designations Map								1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>											
												2. Safeguard the countryside from further encroachment? <input type="checkbox"/>											
												3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/>											
				Key Designations: UDP EN10 White Land CN23 Wildlife Corridors CN15 Great North Forest				Adjacent Designations: • Residential • Parkland				4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>											
								Cumulative Impact • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network • School capacity				5. Assist in the regeneration of the urban area? <input type="checkbox"/>											
Landscape and Townscape						Biodiversity						Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. <input type="checkbox"/>											
Category 1: Significant Constraints		Grade I Agricultural Land		Ancient Woodland		Site lies adjacent to Hetton Park and Hetton Burn.						Site lies close to Hetton Bogs SSSI/LNR and LWS, which has European and UK species/habitat protection in relation to ponds, Great Crested Newts, water voles, bat roosts and evidence of barn owls. The Hetton Burn provides an important wildlife corridor, with links to Hetton Park, Rough Dene Burn, Rainton Bridge and East Rainton. Site presently provides buffering to the adjacent LWS.											
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		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 Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor			
		Grade 2 or 3a Agricultural Land				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<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		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	
						<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>					
						Would the development of the site impact upon the connectivity of habitats?		No.				<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>					













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 comprises an area of public open space that leads into Hetton Park		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				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within the Critical Drainage Area and is affected in parts by 1:100 incidence surface water flooding. Medium incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.	No access to the site. The Hetton Downs and North Road area places further pressure on local school capacity to the north and the Hetton area.		<input checked="" type="checkbox"/>	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	Yes <input checked="" type="checkbox"/>		
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Lies within a Coal Referral Area.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 12 32dpha		<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)	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)		


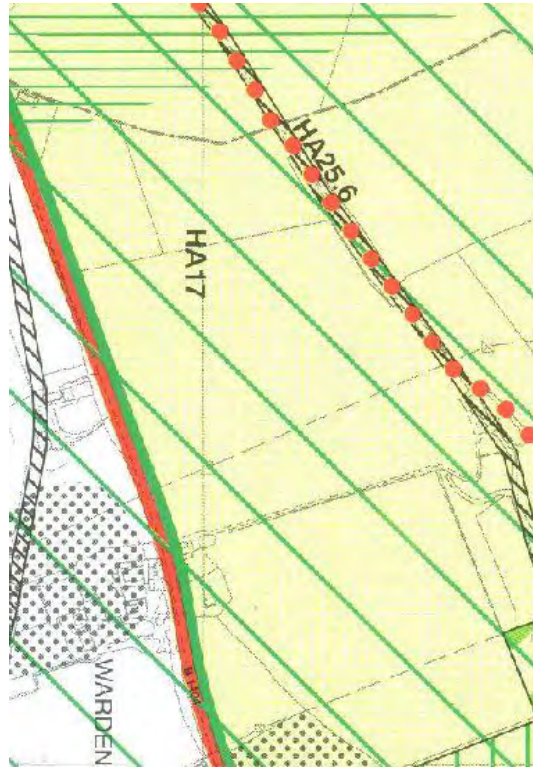


Historic Environment and Culture				Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? The site is situated close to the Warden law prehistoric burial mound and lies adjacent to the former Hetton Colliery Railway.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms a central part of a Green Infrastructure Corridor.	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	High Impact – significant mitigation required			
								Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input checked="" type="checkbox"/>	Medium Impact - 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.				No suitable access due to rural location. 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	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Suitability and Deliverability What is considered suitable on the site? Agriculture						
				<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				Site Appraisal Conclusion 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 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site Appraisal Conclusion Site forms part of the Green Belt.				Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Site forms part of the Green Belt.				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

SLR Ref: SHLAA Ref: 273		Site Area: 6.22ha		Site Location: North Farm, Warden Law site 2		YES <input checked="" type="checkbox"/>		Brownfield % 0		Greenfield % 100		Open countryside? <input checked="" type="checkbox"/>			
Present Land Use: Agricultural land Adjacent Uses: Agricultural land, go-karting track		Site appraised for: Residential		Is the site in the Green Belt? NO <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Urban?		Urban fringe?		Impact No impact			
Site Photos 		Designations Map 		Is the site in a Settlement Break? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Green Belt Separation In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms part of the strategic green infrastructure and wildlife corridors between Sunderland and Houghton, and towards the coast, and forms part of the Magnesian Limestone landscape. The alignment of the historic Hetton Colliery Railway runs adjacent to the site.		1. Check unrestricted sprawl of the built-up area? <input checked="" type="checkbox"/>		2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/>		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor? <input checked="" type="checkbox"/>		4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>	
273 		273 		Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest		Adjacent Designations: • Agriculture • Go-kart Track		Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment		5. Assist in the regeneration of the urban area? <input checked="" type="checkbox"/>		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. <input type="checkbox"/>			
Landscape and Townscape				Biodiversity				Lies within 6km of the coast. The site lies within an important wildlife corridor which runs north-south through the city. The site is subject to European and UK protection in relation to ponds and priority habitats/species.							
Category 1: Significant Constraints		Grade I Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites [Bamsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		Adverse impact on Local Wildlife Site (LWS)		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required			
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Medium Impact - mitigation required		High Impact - significant mitigation required			
Category 2: Constraints		Area of High Landscape Value or Significance		<input checked="" type="checkbox"/>		Adverse impact on known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required			
		Tree Preservation Order (TPO)				Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>		Medium Impact - mitigation required		High Impact - significant mitigation required			
		Grade 2 or 3a Agricultural Land		?		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required			
		Area of Significant Historic Landscape				Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>		Medium Impact - mitigation required		High Impact - significant mitigation required			
						Wildlife Corridor		<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required			
						Would the development of the site impact upon the connectivity of habitats?		Yes, forms a central part of a wildlife corridor.		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required			





Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? The site is situated close to the Warden law prehistoric burial mound and lies adjacent to the former Hetton Colliery Railway.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Forms a central part of a Green Infrastructure Corridor and also lies beside the Walney to Wear National Cycle Route.				
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		
						<input checked="" type="checkbox"/>		Medium Impact - mitigation required	High Impact – significant mitigation required
Flooding				Infrastructure and Services					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within the Source Protection Zone.			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 suitable access due to rural location. 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		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Remote from local facilities.		Zero/Low Impact - no or minimal mitigation required		
Ground Conditions & Contamination				Suitability and Deliverability					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Electricity pylons run beside the northern edge of the site.			What is considered suitable on the site? Agriculture	How many homes could be provided? 95	How many jobs could the site provide for? 20dppha			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site Appraisal Conclusion				
						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)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site Appraisal Conclusion				
						Site forms part of the Green Belt.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development

SLR Ref:		Site Area: 7.16ha		Site Location: Land at North Farm, Warden Law site 3		YES <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100		Open countryside?		✓									
SHLAA Ref: 274						NO <input type="checkbox"/>		Urban?		Urban fringe?		Impact		No impact													
Present Land Use: Agriculture						YES <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact															
Adjacent Uses: Agriculture						NO <input checked="" type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?		✓		□															
Site Photos				Designations Map				<p>Green Belt Separation</p> <p>In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms part of the strategic green infrastructure and wildlife corridors between Sunderland and Houghton, and towards the coast, and forms part of the Magnesian Limestone landscape.</p>				<p>2. Safeguard the countryside from further encroachment?</p> <p>✓</p> <p>□</p>				<p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor?</p> <p>✓</p> <p>□</p>				<p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>□</p> <p>✓</p>				<p>5. Assist in the regeneration of the urban area?</p> <p>✓</p> <p>□</p>			
								<p>Key Designations:</p> <ul style="list-style-type: none"> UDP CN2/3/4/5 Green Belt CN15 Great North Forest 				<p>Adjacent Designations:</p> <ul style="list-style-type: none"> Agriculture 				<p>Cumulative Impact</p> <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 				<p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>							
Landscape and Townscape				Biodiversity				Lies within 6km of the coast.				The site lies within an important wildlife corridor which runs north-south through the city. The site is subject to European and UK protection in relation to ponds and priority species/habitats.															
Category 1: Significant Constraints		Grade I Agricultural Land		Area of high landscape value and occupies an elevated position that is visible from multiple distant vantage points. Agricultural land quality not known (but higher Grade land nearby).		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)		Are there any known UK protected species/habitats on or adjacent to the site?		Zero/Low Impact - no or minimal mitigation required							
		Ancient Woodland						Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		Are there any known UK protected species/habitats on or adjacent to the site?		Medium Impact - mitigation required							
Category 2: Constraints		Area of High Landscape Value or Significance		✓				Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Nature Reserve (LNR)		Are there any known UK protected species/habitats on or adjacent to the site?		High Impact - significant mitigation required							
		Tree Preservation Order (TPO)						Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Nature Reserve (LNR)		Are there any known UK protected species/habitats on or adjacent to the site?		Zero/Low Impact - no or minimal mitigation required							
		Grade 2 or 3a Agricultural Land		?				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		Are there any known UK protected species/habitats on or adjacent to the site?		Medium Impact - mitigation required							
		Area of Significant Historic Landscape						Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		Are there any known UK protected species/habitats on or adjacent to the site?		High Impact - significant mitigation required							
								Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		Are there any known UK protected species/habitats on or adjacent to the site?		Zero/Low Impact - no or minimal mitigation required							
								Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		Are there any known UK protected species/habitats on or adjacent to the site?		High Impact - significant mitigation required							


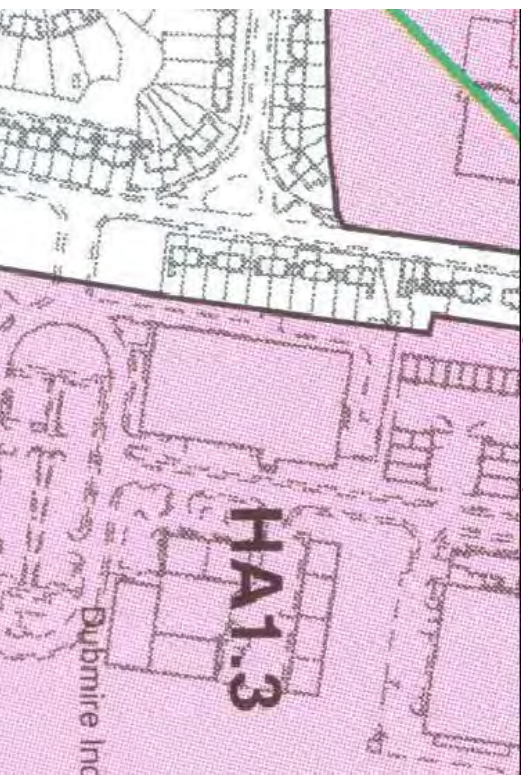
Historic Environment and Culture			Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? The site is situated close to the Warden law prehistoric burial mound.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms a central part of a Green Infrastructure Corridor.	Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact - significant mitigation required
				Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required	Is the proposed development site designated as open space or playing fields? No.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact - significant mitigation required
Flooding			Infrastructure and Services								
Category 1: Significant Constraints Flood Risk Zone 3A (High Vulnerability)	The site lies within the Source Protection Zone.	Is there road capacity for site traffic generation?	No suitable access due to rural location. Remote from local facilities.	Is there water and sewerage capacity for site requirements?	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required 	Is there education/community/health facility capacity for site requirements?			
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		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.		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.				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 a high voltage electricity line run through and along the edge of the site.	What is considered suitable on the site? Agriculture	Site is considered suitable for development	How many homes could be provided? 108	Site is considered potentially suitable for development	Site is not considered suitable for development 	How many jobs could the site provide for?	20dppha			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required			High Impact - significant mitigation required 	Site Appraisal Conclusion Site forms part of the Green Belt.	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)	Electricity pylons and a high voltage electricity line(+10m buffer zone)	Site forms part of the Green Belt.	Site is considered suitable for development	Site is not considered suitable for development 	Site is considered potentially suitable for development	Site is not considered suitable for development 					

SLR Ref: SHLAA Ref: 275		Site Area: 10.91ha		Site Location: North Farm, Warden Law site 4		YES <input checked="" type="checkbox"/>		Brownfield % 0		Greenfield % 100		Open countryside? <input checked="" type="checkbox"/>	
Present Land Use: Agriculture Adjacent Uses: Agriculture		Site appraised for: Residential		Is the site in the Green Belt? NO <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Urban?		Urban fringe?		Impact No impact	
Site Photos 		Designations Map 		Is the site in a Settlement Break? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Green Belt Separation In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms part of the strategic green infrastructure and wildlife corridors between Sunderland and Houghton, and towards the coast, and forms part of the Magnesian Limestone landscape.		1. Check unrestricted sprawl of the built-up area? <input checked="" type="checkbox"/>		2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/>		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input checked="" type="checkbox"/>	
Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest		Adjacent Designations: • Agriculture		Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment		The alignment of the historic Hetton Colliery Railway runs adjacent to the site.		4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>		5. Assist in the regeneration of the urban area? <input checked="" type="checkbox"/>		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. <input type="checkbox"/>	
Landscape and Townscape				Biodiversity				Lies within 6km of the coast.					
Category 1: Significant Constraints		Grade I Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		The site lies within an important wildlife corridor which runs north-south through the city. The site is subject to European and UK protection in relation to ponds and priority habitats/species.					
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)							
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)							
		Tree Preservation Order (TPO)				Adverse impact on Local Nature Reserve (LNR)							
		Grade 2 or 3a Agricultural Land		?		Adverse impact on Local Wildlife Site (LWS)							
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Adverse impact on Local Geodiversity Site (LGS)							
				Medium Impact - mitigation required		Are there any known UK protected species/habitats on or adjacent to the site?							
				High Impact - significant mitigation required 		Wildlife Corridor							
				Would the development of the site impact upon the connectivity of habitats?		Yes, forms a central part of a wildlife corridor.							
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required 					

Historic Environment and Culture			Green Infrastructure		
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 situated close to the Warden law prehistoric burial mound and lies adjacent to the former Hetton Colliery Railway.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms a central part of a Green Infrastructure Corridor.	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 incident surface water flooding. Low incidence potential of groundwater flooding.
Category 2: Constraints Grade II listed Building/Structure Conservation Area	Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	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)	Part of the site is affected by 1:30 incident surface water flooding. Low incidence potential of groundwater flooding.	Infrastructure and Services		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from local facilities.	Potential access from the south. Remote from local facilities.
		Flood Risk Zone 2(Medium Vulnerability)	Zero/Low Impact - no or minimal mitigation required		
Ground Conditions & Contamination					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Electricity pylons run through the centre of the site.	Suitability and Deliverability		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 165 20dpha
		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion		Site forms part of the Green Belt.	Site is considered suitable for development
		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)	Zero/Low Impact - no or minimal mitigation required	Site is considered suitable for development		Site is not considered suitable for development	Site is considered potentially suitable for development
		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required		

SLR Ref: SHLAA Ref: 293		Site Area: 33.00ha		Site Location: Land south of Low Moorsley		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		10		Greenfield %		90		Urban? <input type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		Impact		No impact <input checked="" type="checkbox"/>					
Present Land Use: Farm buildings and agriculture Adjacent Uses: Golf course, housing and agriculture				Site appraised for: Residential				Is the site in a Settlement Break?				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourne Moor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then 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 <input type="checkbox"/>							
Site Photos   				Designations Map 				Key Designations: UDP EN10 White Land HA4.9 Housing site CN15 Great North Forest M5 Eastern limit of Shallow Coalfield Area				Adjacent Designations: • Agriculture • Residential • Golf course				Cumulative Impact • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network • School capacity															
Landscape and Townscape																															
Category 1: Significant Constraints				Grade I Agricultural Land				Forms part of the Magnesian Limestone Escarpment area of higher landscape value. Agricultural land quality not known.				Category 1: Significant Constraints				Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				Adverse impact on Site of Special Scientific Interest (SSSI)											
				Ancient Woodland								Adverse impact on Local Nature Reserve (LNR)				Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)											
Category 2: Constraints				Area of High Landscape Value or Significance								Are there any known European protected species/habitats on or adjacent to the site?				Are there any known UK protected species/habitats on or adjacent to the site?				Wildlife Corridor											
				Tree Preservation Order (TPO)								Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)				Wildlife Corridor											
				Grade 2 or 3a Agricultural Land				?																							
				Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required				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			

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 would be constitute a major incursion into the Green Infrastructure corridor linking Hetton and Easington Lane with County Durham. A small portion of the area is identified as amenity greenspace, but this site has also been identified as a future housing site since 1998.
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and Source Protection Zone, and is partly affected by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from local facilities.		No suitable access. Remote from local facilities.
Ground Conditions & Contamination			Suitability and Deliverability		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Site includes small scrap yard- potential for contamination. Otherwise, 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?	600 24dpha	
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 Not considered suitable for development as it constitutes a major incursion into open countryside, impacts on an area of high landscape value and a GI corridor, and is a remote site.
			Site Appraisal Conclusion Site is considered suitable for development		
			Site is considered potentially suitable for development		
			Site is not considered suitable for development		

SLR Ref: SHLAA Ref: 305		Site Area: 0.73ha		Site Location: Dubmire Industrial Estate Phase 1		Is the site in the Green Belt?		Brownfield %		Greenfield %		0					
Present Land Use: Adjacent Uses:		Site appraised for: Residential and Employment		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/> Open countryside? <input type="checkbox"/>		Impact		No impact					
Site Photos 				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.				<input type="checkbox"/>		<input type="checkbox"/>			
Key Designations: UDP HA1.3 Employment land				Adjacent Designations: • Employment land • Residential				Cumulative Impact • Within Critical Drainage Area • Local Road Network • School capacity									
Landscape and Townscape				Biodiversity				Site is in vicinity of bat roosts.									
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))							
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>							
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)											
		Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)											
						Are there any known UK protected species/habitats on or adjacent to the site?											
						Wildlife Corridor											
						Would the development of the site impact upon the connectivity of habitats?		No.									
				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>				Medium Impact - mitigation required <input type="checkbox"/>				High Impact - significant mitigation required <input type="checkbox"/>					
				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>				Medium Impact - mitigation required <input type="checkbox"/>				High Impact - significant mitigation required <input type="checkbox"/>					

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No significant issues identified.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.
Flooding			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? <input type="checkbox"/>	<input type="checkbox"/>	Access from the east. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.
			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"/>	No significant issues identified.	What is considered suitable on the site? <input type="checkbox"/>	Employment Use 18 27dpha	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development Residential
			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

Zero/Low Impact - no or minimal mitigation required





Medium Impact - mitigation required

High Impact - significant mitigation required


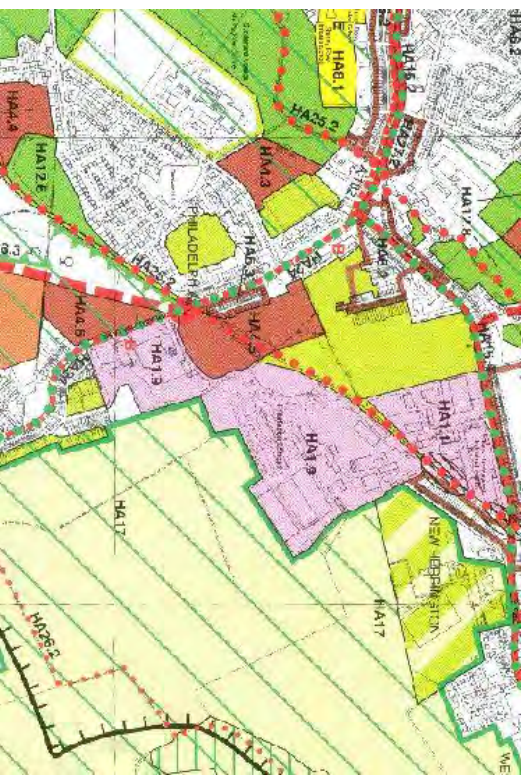
Residential

SLR Ref: SHLAA Ref: 318		Site Area: 0.55ha		Site Location: Moor Burn House		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0									
Present Land Use: House		Adjacent Uses: Greenspace, pasture		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?											
Site Photos				Designations Map				Settlement Break Separation																	
								<p>The principle aim of the Settlement Break has worked: Whilst Fencehouses and Houghton-le-Spring have grown, they have retained distinct and separate identities, chiefly due to the physical separation by this Settlement Break.</p> <p>The Settlement Break area should be protected as a Green Infrastructure corridor, which should seek to preserve and enhance the landscape and historic character of the area, and hydrological issues.</p>																	
Key Designations: UDP EN10 White Land CN15 Great North Forest				Adjacent Designations:				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required									
				<ul style="list-style-type: none"> Sports fields Pasture 				<input checked="" type="checkbox"/>																	
Landscape and Townscape										Biodiversity															
Category 1: Significant Constraints		Grade I Agricultural Land		Ancient Woodland		No significant issues identified.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)													
		Grade 2 or 3a Agricultural Land																							
		Area of Significant Historic Landscape																							
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required													
				<input checked="" type="checkbox"/>																					
										The site lies within a key wildlife corridor along the Moors Burn.															
										Cumulative Impact															
										<ul style="list-style-type: none"> Within Critical Drainage Area Local Road Network School capacity 															
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required													
				<input checked="" type="checkbox"/>																					



Historic Environment and Culture				Green Infrastructure																
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No significant issues identified.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site lies in a central part of a Green Infrastructure corridor that separates Fence Houses/Dubmire from Houghton-le-Spring.	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	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? Nearest local facilities in Houghton town centre.	Suitable for small residential, utilising existing access. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required						
															Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Public Open Space/Playing Field/Play Area Natural greenspace Allotment	<input checked="" type="checkbox"/>	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	Allotment	<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 and beside the Moors Burn and functional floodplain. Part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities in Houghton town centre.	Suitable for small residential, utilising existing access. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	<input checked="" type="checkbox"/>	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? Nearest local facilities in Houghton town centre.	Suitable for small residential, utilising existing access. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required							
														Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities in Houghton town centre.	<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 15 30dpha	Site Appraisal Conclusion Potentially suitable for development if major issues can be overcome.	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 15 30dpha	Site Appraisal Conclusion Potentially suitable for development if major issues can be overcome.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required						
															Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
															Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	

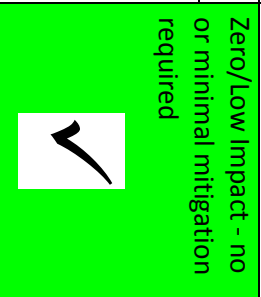
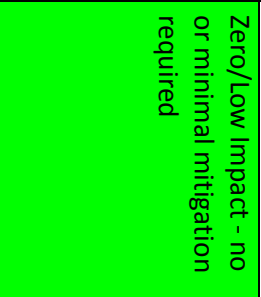
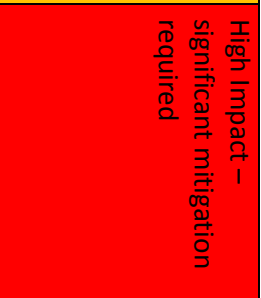
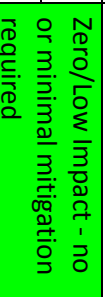
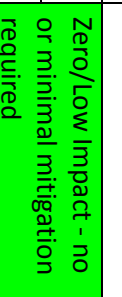
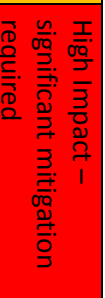
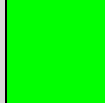





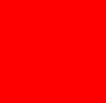
SLR Ref:		Site Area: 3.97ha		Site Location: Land at Princess Gardens, Maudlin Street and Downs Lane, Hetton Downs		Is the site in the Green Belt?		Brownfield %		Greenfield %		0	
SHLAA Ref: 328						YES <input type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		100		Open countryside? <input type="checkbox"/>	
Present Land Use: Amenity greenspace, vacant land						NO <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>				Impact	
Adjacent Uses: Housing, allotments						YES <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?				No impact	
Site Photos				Designations Map				1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
													
								Key Designations: UDP EN10 White Land					
								Adjacent Designations:					
								<ul style="list-style-type: none"> Residential Commercial Allotments Greenespace 					
Landscape and Townscape				Biodiversity									
Category 1: Significant Constraints		Grade I Agricultural Land		Category 1: Significant Constraints				Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))					
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)					
								Adverse impact on Local Nature Reserve (LNR)					
Category 2: Constraints		Area of High Landscape Value or Significance						Are there any known European protected species/habitats on or adjacent to the site?					
		Tree Preservation Order (TPO)						<input checked="" type="checkbox"/>					
								Adverse impact on Local Wildlife Site (LWS)					
		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?					
		Area of Significant Historic Landscape						Wildlife Corridor					
				No significant issues identified.				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>					
								Medium Impact - mitigation required					
								High Impact - significant mitigation required					
								Would the development of the site impact upon the connectivity of habitats?					
								No.					
								Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>					
								Medium Impact - mitigation required					
								High Impact - significant mitigation required					




Historic Environment and Culture		Green Infrastructure	
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 where Liverpool FC's Manager Bob Paisley grew up.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Part of the site forms amenity greenspace..
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area and Source Protection Zone. Medium incidence potential of groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.	Access from existing road network. The Hetton Downs and North Road area places further pressure on local school capacity to the north and the Hetton 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	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
Ground Conditions & Contamination			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	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 130 44dpha
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion Site considered suitable for development	Site is considered suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	High Impact – significant mitigation required	Site considered suitable for development	Site is not considered suitable for development

SLR Ref: SHLAA Ref: 330		Site Area: 28 - 33ha		Site Location: Philadelphia Complex			Is the site in the Green Belt?		Brownfield %		50		Greenfield %		50		Open countryside?																		
Present Land Use: Adjacent Uses:		Site Photos 		Site appraised for: Residential / mixed use			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input checked="" type="checkbox"/>		Impact		No impact																				
Key Designations: UDP HA1.9 Employment land HA4 Housing sites L1/7/9 Open space EN10 White Land CN6 Settlement Break CN2/3/4/5 Green Belt				Designations Map 				Adjacent Designations: • Employment land • Residential • Pasture • Allotments • Greenspace • Agriculture				Is the site in a Settlement Break? Green Belt Separation (The south-east portion of this area falls within Green Belt). In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms a major part of a wildlife and strategic green infrastructure corridor, and in landscape terms part of the Limestone Escarpment. It is also located within a Critical Drainage Area and partly within a Source Protection Zone. It partly helps to form the northwards setting and backdrop to Newbottle Conservation Area. The Inspector's Report for the 1998 UDP Public Local Inquiry dismissed a proposal to remove this land from the Green Belt, stating that it would result in considerable countryside encroachment and would not provide a more defensible boundary.				Cumulative Impact • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network • School capacity				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny 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.				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
Category 1: Significant Constraints				Category 1: Significant Constraints				Category 1: Significant Constraints				Category 1: Significant Constraints				Category 1: Significant Constraints																			
Category 2: Constraints				Category 2: Constraints				Category 2: Constraints				Category 2: Constraints				Category 2: Constraints																			
Area of High Landscape Value or Significance				Area of High Landscape Value or Significance				Area of High Landscape Value or Significance				Area of High Landscape Value or Significance				Area of High Landscape Value or Significance																			
Tree Preservation Order (TPO)				Tree Preservation Order (TPO)				Tree Preservation Order (TPO)				Tree Preservation Order (TPO)				Tree Preservation Order (TPO)																			
Grade 2 or 3a Agricultural Land				Grade 2 or 3a Agricultural Land				Grade 2 or 3a Agricultural Land				Grade 2 or 3a Agricultural Land				Grade 2 or 3a Agricultural Land																			
Area of Significant Historic Landscape				Area of Significant Historic Landscape				Area of Significant Historic Landscape				Area of Significant Historic Landscape				Area of Significant Historic Landscape																			
Philadelphia Complex forms a significant historic site with listed building linked to the industrial/railway past. Green Belt comprises Grade 3A agricultural land.				Philadelphia Complex forms a significant historic site with listed building linked to the industrial/railway past. Green Belt comprises Grade 3A agricultural land.				Philadelphia Complex forms a significant historic site with listed building linked to the industrial/railway past. Green Belt comprises Grade 3A agricultural land.				Philadelphia Complex forms a significant historic site with listed building linked to the industrial/railway past. Green Belt comprises Grade 3A agricultural land.				Philadelphia Complex forms a significant historic site with listed building linked to the industrial/railway past. Green Belt comprises Grade 3A agricultural land.																			
Biological Corridor				Biological Corridor				Biological Corridor				Biological Corridor				Biological Corridor																			
Wildlife Corridor				Wildlife Corridor				Wildlife Corridor				Wildlife Corridor				Wildlife Corridor																			
Yes, links between the Green Belt, Elba Park and Herrington Country Park.				Yes, links between the Green Belt, Elba Park and Herrington Country Park.				Yes, links between the Green Belt, Elba Park and Herrington Country Park.				Yes, links between the Green Belt, Elba Park and Herrington Country Park.				Yes, links between the Green Belt, Elba Park and Herrington Country Park.																			
Zero/Low Impact - no or minimal mitigation required				Zero/Low Impact - no or minimal mitigation required				Zero/Low Impact - no or minimal mitigation required				Zero/Low Impact - no or minimal mitigation required				Zero/Low Impact - no or minimal mitigation required																			
Medium Impact - mitigation required				Medium Impact - mitigation required				Medium Impact - mitigation required				Medium Impact - mitigation required				Medium Impact - mitigation required																			
High Impact - significant mitigation required				High Impact - significant mitigation required				High Impact - significant mitigation required				High Impact - significant mitigation required				High Impact - significant mitigation required																			




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? Philadelphia Complex contains 5 listed buildings and 2 unlisted historic buildings that relate to the Industrial/railway heritage of the mid-19 th Century, as well as beneath ground archaeology.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	The site includes 8 hectares of greenspace and forms a Green Infrastructure Corridor (with Public Right of Way) linking Elba Park and Herrington Country Park.	<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 and is affected in places by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Shiney Row or Houghton town centre.	<input type="checkbox"/> <input type="checkbox"/>	Approved subject to developer contribution. School places agreed at S106 stage.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Ground Conditions & Contamination							
Site Topography	Predominantly Flat	<input checked="" type="checkbox"/>	The site lies within a coal referral area.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential / mixed use 500 24dpha	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
	Gentle Slope Undulating Steep Slope						
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>	Major obstacles to overcome, but application submitted that overcomes these issues (for land outside of the Green Belt).	Site Appraisal Conclusion			
	HSE COMAH 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: 333		Site Area: 0.36ha		Site Location: Fletcher Terrace, Philadelphia		YES <input type="checkbox"/>		Brownfield %		Greenfield %		100	
SHLAA Ref:						NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Urban fringe?		Open countryside?	
Present Land Use: Vacant land				Site appraised for: Residential		YES <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact	
Adjacent Uses: Housing						NO <input checked="" type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>		<input type="checkbox"/>	
Site Photos				Designations Map				2. Safeguard the countryside from further encroachment?					
								3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor?					
				Key Designations: UDP EN10 White land				4. Preserve the special & separate characteristics of historic settlements?					
				Adjacent Designations: • Residential				5. Assist in the regeneration of the urban area?					
				Cumulative Impact • Within Critical Drainage Area • Local Road Network • School capacity				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
Landscape and Townscape				Biodiversity				Evidence of protected species in the area.					
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.				Category 1: Significant Constraints					
		Ancient Woodland						Adverse impact on European sites (SPA) or Special Area of Conservation (SAC)					
		Area of High Landscape Value or Significance						Adverse impact on Site of Special Scientific Interest (SSSI)					
		Tree Preservation Order (TPO)						Adverse impact on Local Nature Reserve (LNR)					
Category 2: Constraints		Area of High Landscape Value or Significance		Are there any known European protected species/habitats on or adjacent to the site?				Adverse impact on Local Wildlife Site (LWS)					
		Grade 2 or 3a Agricultural Land		Adverse impact on Local Geodiversity Site (LGS)				Adverse impact on Local Geodiversity Site (LGS)					
		Area of Significant Historic Landscape		Are there any known UK protected species/habitats on or adjacent to the site?				Wildlife Corridor					
				Would the development of the site impact upon the connectivity of habitats?				No.					
				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>					
				Medium Impact - mitigation required				Medium Impact - mitigation required					
				High Impact - significant mitigation required				High Impact - significant mitigation required					


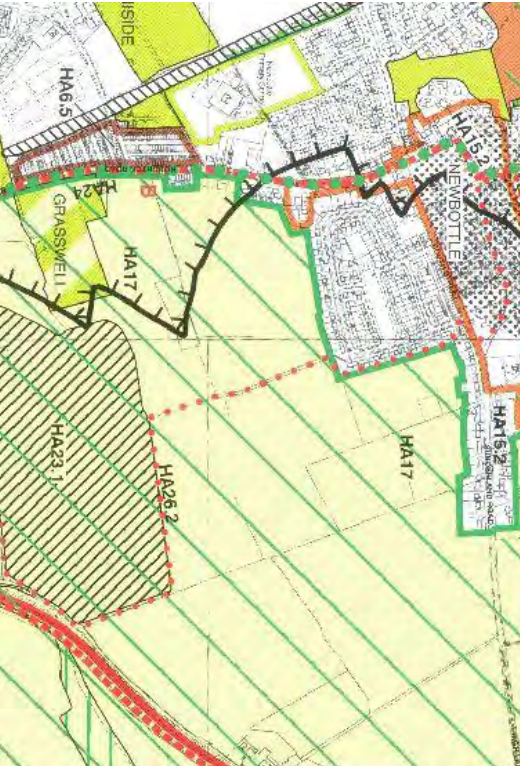
Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.				Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.	
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.			Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Houghton town centre.		Access from the north.
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone				Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 6 17dpha How many jobs could the site provide for?		Site is considered suitable for development 		
				Ground Conditions & Contamination Site Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.		Site is considered potentially suitable for development 
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required			Site Appraisal Conclusion Site has planning approval and is considered suitable for development.		Site is considered suitable for development 	
					Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Site is not considered suitable for development 	


SLR Ref:		Site Area: 1.88ha		Site Location: Land to west of Ninelands (east of Front Street)		Is the site in the Green Belt?		Brownfield %		Greenfield %		100											
SHLAA Ref: 340				Front Street)		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Urban?		Urban fringe?		Open countryside?											
Present Land Use: Pasture				Site appraised for: Residential		Is the site in a Settlement Break?																	
Adjacent Uses: Housing and pasture						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																	
Site Photos				Designations Map				Settlement Break Separation															
								<p>The principle aim of the Settlement Break has worked: Whilst Fencelouses and Houghton-le-Spring have grown, they have retained distinct and separate identities, chiefly due to the physical separation by this Settlement Break.</p> <p>The Settlement Break area should be protected as a Green Infrastructure corridor, which should seek to preserve and enhance the landscape and historic character of the area, and hydrological issues.</p>															
				Key Designations: UDP CN6 Settlement Break CN15 Great North Forest EN10 White Land								Adjacent Designations: • Residential • Pasture											
Landscape and Townscape						Biodiversity																	
Category 1: Significant Constraints		Grade I Agricultural Land		Ancient Woodland		Agricultural land quality not known.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)									
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		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)		Adverse impact on Local Geodiversity Site (LGS)									
		Grade 2 or 3a Agricultural Land		?				Are there any known European protected species/habitats on or adjacent to the site?		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		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		Medium Impact - mitigation required		High Impact - significant mitigation required							
						<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>							
						Forms part of the Moors Burn wildlife corridor, with evidence of priority species on and in close proximity to the site.																	
												Cumulative Impact											
												<ul style="list-style-type: none"> Biodiversity / SSSI proximity Within Critical Drainage Area Local Road Network School capacity 											



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			Forms part of the Green Infrastructure Corridor between Chilton Moor and Houghton-le-Spring. A right of way passes across the site.		
	Category 2: Constraints Grade II Listed Building/Structure Conservation Area					Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment			
		Archaeological Site (Known & potential)							Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
				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)		<input checked="" type="checkbox"/>	The central part of the site forms part of the functional floodplain of the Moors Burn, and half of the overall site is subject to Flood Zone 2. The site lies within a Critical Drainage Area and is subject in parts to 1:30 incidence surface water flooding beyond the Flood Zones. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation?		Site access issues through existing estate roads.			
					Is there water and sewerage capacity for site requirements?			The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	
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	Limited accessibility	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
									Suitability and Deliverability What is considered suitable on the site? Pasture / floodplain How many homes could be provided? 48 How many jobs could the site provide for? 28dpha
Ground Conditions & Contamination				Site Appraisal Conclusion					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		<input checked="" type="checkbox"/>	The site lies within a Coal Referral Area.	Not suitable for development - fundamental flooding, access and Settlement Break issues.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)								<input checked="" type="checkbox"/>
		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: 341	Site Area: 3.40ha	Site Location: Land to north of Redburn Row		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100		
Present Land Use: Pasture Adjacent Uses: Housing and pasture	Site appraised for: Residential		Is the site in the Green Belt?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Urban?		Urban fringe?	<input checked="" type="checkbox"/>	Open countryside?	
Site Photos 			Designations Map 			Settlement Break Separation The principle aim of the Settlement Break has worked. The break has also acted as a buffer between housing and Rainton Bridge Industrial Estate, and secures an important Green Infrastructure corridor link into Rainton Meadows Nature Reserve. This site has least impact upon the corridor, especially the higher ground away from Flood Zones. However, the present Settlement Break boundary is well defined, and any development incursion here would significantly impact upon the width of the corridor. It would also impact upon any subsequent buffer zone that is recommended to be added to the city's protected sites, which are seen to be small in size and therefore fragile.					
Site Photos 			Key Designations: UDP CN6 Settlement Break EN10 White Land CN15 Great North Forest			Adjacent Designations: • Residential • Pasture			Cumulative Impact • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network • School capacity		
Landscape and Townscape No significant issues identified. Lower Grade 3B agricultural land.											
Category 1: Significant Constraints			Category 1: Significant Constraints			Category 1: Significant Constraints			Category 1: Significant Constraints		
Grade 1 Agricultural Land			[Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]			Adverse impact on European sites			The site lies within a wildlife corridor linking Rainton Meadows, Red Burn and the Moors Burn. The site lies adjacent to a LWS (pond), and has priority species/habitats in the area.		
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			Adverse impact on Local Wildlife Site (LWS)			Are there any known European protected species/habitats on or adjacent to the site?			<input checked="" type="checkbox"/>		
Tree Preservation Order (TPO)			Adverse impact on Local Geodiversity Site (LGS)			Are there any known UK 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)			Wildlife Corridor			<input checked="" type="checkbox"/>		
Area of Significant Historic Landscape			Adverse impact on Local Wildlife Site (LWS)			Wildlife Corridor			<input checked="" type="checkbox"/>		
Category 2: Constraints			Category 2: Constraints			Category 2: Constraints			Category 2: Constraints		
Area of High Landscape Value or Significance			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Zero/Low Impact - no or minimal mitigation required		
Tree Preservation Order (TPO)			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Medium Impact - mitigation required		
Grade 2 or 3a Agricultural Land			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			High Impact - significant mitigation required		
Area of Significant Historic Landscape			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Zero/Low Impact - no or minimal mitigation required		
Category 2: Constraints			Category 2: Constraints			Category 2: Constraints			Category 2: Constraints		
Area of High Landscape Value or Significance			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Zero/Low Impact - no or minimal mitigation required		
Tree Preservation Order (TPO)			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Medium Impact - mitigation required		
Grade 2 or 3a Agricultural Land			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			High Impact - significant mitigation required		
Area of Significant Historic Landscape			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Zero/Low Impact - no or minimal mitigation required		
Category 2: Constraints			Category 2: Constraints			Category 2: Constraints			Category 2: Constraints		
Area of High Landscape Value or Significance			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Zero/Low Impact - no or minimal mitigation required		
Tree Preservation Order (TPO)			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Medium Impact - mitigation required		
Grade 2 or 3a Agricultural Land			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			High Impact - significant mitigation required		
Area of Significant Historic Landscape			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Zero/Low Impact - no or minimal mitigation required		
Category 2: Constraints			Category 2: Constraints			Category 2: Constraints			Category 2: Constraints		
Area of High Landscape Value or Significance			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Zero/Low Impact - no or minimal mitigation required		
Tree Preservation Order (TPO)			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Medium Impact - mitigation required		
Grade 2 or 3a Agricultural Land			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			High Impact - significant mitigation required		
Area of Significant Historic Landscape			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Zero/Low Impact - no or minimal mitigation required		
Category 2: Constraints			Category 2: Constraints			Category 2: Constraints			Category 2: Constraints		
Area of High Landscape Value or Significance			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Zero/Low Impact - no or minimal mitigation required		
Tree Preservation Order (TPO)			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Medium Impact - mitigation required		
Grade 2 or 3a Agricultural Land			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			High Impact - significant mitigation required		
Area of Significant Historic Landscape			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Zero/Low Impact - no or minimal mitigation required		
Category 2: Constraints			Category 2: Constraints			Category 2: Constraints			Category 2: Constraints		
Area of High Landscape Value or Significance			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Zero/Low Impact - no or minimal mitigation required		
Tree Preservation Order (TPO)			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Medium Impact - mitigation required		
Grade 2 or 3a Agricultural Land			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			High Impact - significant mitigation required		
Area of Significant Historic Landscape			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Zero/Low Impact - no or minimal mitigation required		
Category 2: Constraints			Category 2: Constraints			Category 2: Constraints			Category 2: Constraints		
Area of High Landscape Value or Significance			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Zero/Low Impact - no or minimal mitigation required		
Tree Preservation Order (TPO)			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Medium Impact - mitigation required		
Grade 2 or 3a Agricultural Land			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			High Impact - significant mitigation required		
Area of Significant Historic Landscape			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Zero/Low Impact - no or minimal mitigation required		
Category 2: Constraints			Category 2: Constraints			Category 2: Constraints			Category 2: Constraints		
Area of High Landscape Value or Significance			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Zero/Low Impact - no or minimal mitigation required		
Tree Preservation Order (TPO)			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Medium Impact - mitigation required		
Grade 2 or 3a Agricultural Land			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			High Impact - significant mitigation required		
Area of Significant Historic Landscape			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Zero/Low Impact - no or minimal mitigation required		
Category 2: Constraints			Category 2: Constraints			Category 2: Constraints			Category 2: Constraints		
Area of High Landscape Value or Significance			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Zero/Low Impact - no or minimal mitigation required		
Tree Preservation Order (TPO)			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Medium Impact - mitigation required		
Grade 2 or 3a Agricultural Land			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			High Impact - significant mitigation required		
Area of Significant Historic Landscape			Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Zero/Low Impact - no or minimal mitigation required		



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	Site forms part of a Green Infrastructure Corridor between Rainton Meadows and the Moors Burn. A right of way passes across the site.	<input type="checkbox"/>	<input type="checkbox"/>
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flooding					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area, and a small part of the site is subject to Flood Zone 2. The site is also subject to 1:30 incidence surface water flooding in parts. 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? Nearest local facilities at Fence Houses / Dubmire.	Access through recently approved scheme. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	<input type="checkbox"/>	<input type="checkbox"/>
				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ground Conditions & Contamination					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 70 42dpha	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	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"/>
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 considered suitable for development if major issues can be overcome.	Site Appraisal Conclusion Site is considered suitable for development	Site is not considered suitable for development	<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"/>

SLR Ref: SHLAA Ref: 343		Site Area: 30.20ha		Site Location: Lane east of Grasswell and south of Newbottle		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield %		0		Greenfield %		100		Urban?		Urban fringe?		Open countryside?		Impact		No impact		✓			
Present Land Use: Agriculture Adjacent Uses: Housing, agriculture, landfill				Site appraised for: Residential				Is the site in a Settlement Break?				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Would development on this site impact upon the five purposes of the Green Belt?				1. Check unrestricted sprawl of the built-up area?				✓				□			
Site Photos 				Designations Map 				Green Belt Separation In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms a major part of a wildlife and strategic green infrastructure corridor, and in landscape terms part of the Limestone Escarpment. It is also located within a Critical Drainage Area and partly within a Source Protection Zone. It helps to form the southwards setting and backdrop to Newbottle Conservation Area.				Cumulative Impact • Local Road Network • School capacity				1. Safeguard the countryside from further encroachment?				✓				□							
Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest M5 Eastern Limit of Shallow Coalfield Area				Adjacent Designations: • Agriculture • Residential • Quarry/landfill • Allotments				Biodiversity Category 1: 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? Category 2: Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor				2. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?				✓				□											
Landscape and Townscape Category 1: Grade I Agricultural Land Ancient Woodland Category 2: Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape				The site consists of fields that were originally associated with the historic hilltop settlement of Newbottle. The site forms part of the Magnesian Limestone Escarpment, which is identified as higher landscape value. Agricultural land quality not known (higher grade land located nearby).				3. 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.				5. Preserve the special & separate characteristics of historic settlements?				✓				□											
Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required				Would the development of the site impact upon the connectivity of habitats?				Yes				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
✓				?				✓				✓				✓				✓				✓							


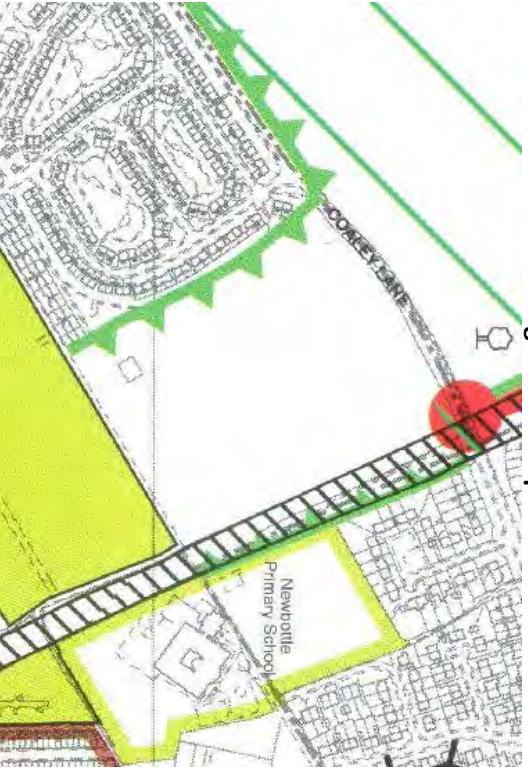
Historic Environment and Culture			Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? The site lies adjacent (and provided the backdrop to) Newbottle Conservation Area, and is directly adjacent the grade II listed Cellar Hill House.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	Site forms part of a Green Infrastructure Corridor. A right of way passes across the site.				
						Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/> <input type="checkbox"/>	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input type="checkbox"/> <input checked="" type="checkbox"/> <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 and Source Protection Zone. A swale runs west-east through the site which is subject to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Limited accessibility.	<input type="checkbox"/> <input type="checkbox"/>	Site to be served by more than 1 access. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.				
						Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required 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 type="checkbox"/> <input checked="" type="checkbox"/>	No significant issues identified.	What is considered suitable on the site? Agriculture	How many homes could be provided? 450	How many jobs could the site provide for? 20dppha				
						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
Site Appraisal Conclusion 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						

SLR Ref: SHLAA Ref: 344		Site Area: 1.39ha		Site Location: Ewe Hill, land at Durham Street, Fence Houses		Is the site in the Green Belt?		Brownfield %		Greenfield %		100			
Present Land Use: Pasture Adjacent Uses: Woodland, pasture and housing		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/> Open countryside? <input type="checkbox"/>		Impact		No impact			
Site Photos 				Designations Map 				<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>				<input type="checkbox"/>		<input type="checkbox"/>	
Key Designations: UDP EN10 White Land				Adjacent Designations:				Cumulative Impact							
				<ul style="list-style-type: none"> Residential Former railway alignment Woodland Pasture 				<ul style="list-style-type: none"> Within Critical Drainage Area Local Road Network School capacity 							
Landscape and Townscape				Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified. Agricultural land quality not known.				Category 1: Significant Constraints		Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] 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						Category 1: Significant Constraints							
		Area of High Landscape Value or Significance													
		Tree Preservation Order (TPO)													
Category 2: Constraints		Area of High Landscape Value or Significance						Category 2: Constraints							
		Tree Preservation Order (TPO)													
		Grade 2 or 3a Agricultural Land													
		Area of Significant Historic Landscape													
		?													
		Zero/Low Impact - no or minimal mitigation required													
		Medium Impact - mitigation required													
		High Impact - significant mitigation required													
		Would the development of the site impact upon the connectivity of habitats?						Yes <input type="checkbox"/>							
		Zero/Low Impact - no or minimal mitigation required													
		Medium Impact - mitigation required													
		High Impact - significant mitigation required													



Historic Environment and Culture				Green Infrastructure			
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 connects to a Green Infrastructure corridor. Public right of way passes to the 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 Critical Drainage Area and is affected in parts by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		Access to site from north. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	
Ground Conditions & Contamination							
Site Topography	Predominantly Flat	✓	This site lies within a Coal Referral Area.	Suitability and Deliverability			
	Gentle Slope			What is considered suitable on the site? Residential	How many homes could be provided? 32	How many jobs could the site provide for? 26dpha	Site is considered suitable for development 
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required 	Site Appraisal Conclusion			
	Electricity Pylon (+ 10m buffer zone)			Potentially suitable for development, if significant issues can be overcome.			
Category 2: Constraints	HSE COMAH Middle or Outer Zone		High Impact - significant mitigation required 				
	Landfill sites, Contaminated land						
	Minerals Legacy (quarries and coal mining)	✓					
	Minerals Safeguarded Area						
	High Voltage electricity line(+10m buffer zone)						





SLR Ref: SHLAA Ref: 365		Site Area: 3.67ha		Site Location: Land at Newbottle (Site 2 former tip)		YES <input checked="" type="checkbox"/>		Brownfield % 0		Greenfield % 100					
Present Land Use: Agriculture/pasture		Adjacent Uses: Cemetery, housing, agriculture		Site appraised for: Residential		NO <input type="checkbox"/>		Urban?		Open countryside?					
Site Photos 				Designations Map 				YES <input type="checkbox"/>		Urban fringe? <input checked="" type="checkbox"/>		Impact			
Key Designations: UDP CN2/3/4/5 Green Belt EN10 White Land B4/6/7 Conservation Area CN15 Great North Forest M5 Eastern Limit of Shallow Coalfield Area				Adjacent Designations: • Agriculture • Residential • Churchyard				NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		No impact			
Cumulative Impact • Within Critical Drainage Area • Local Road Network • School capacity				Green Belt Separation (Almost half of this site is located within the Green Belt.) In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms a major part of a wildlife and strategic green infrastructure corridor, and in landscape terms part of the Limestone Escarpment. It is also located within a Critical Drainage Area. It forms the northwards setting and backdrop to Newbottle Conservation Area.				YES <input type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?		✓			
Biodiversity				Category 1: Significant Constraints [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor				NO <input checked="" type="checkbox"/>		2. Safeguard the countryside from further encroachment?		✓		□	
Category 1: Significant Constraints Grade 1 Agricultural Land Ancient Woodland				Part of the Newbottle Conservation Area, and provides fields that surround the historic hilltop settlement. The site forms part of the Magnesian Limestone Escarpment, which is identified as higher landscape value. Agricultural land quality not known.				YES <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?		✓		□	
Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land								NO <input checked="" type="checkbox"/>		4. Preserve the special & separate characteristics of historic settlements?		✓		□	
Area of Significant Historic Landscape								NO <input type="checkbox"/>		5. Assist in the regeneration of the urban area?		✓		□	
Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land				Site forms part of a wildlife corridor. Evidence of barn owls in the area.				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
Area of Significant Historic Landscape								Medium Impact - mitigation required		High Impact - significant mitigation required		✓		✓	
Area of Significant Historic Landscape								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? Yes, lies partly within the Newbottle Conservation Area and historic village. Provides fields that surround the former hilltop settlement. Also directly adjacent the grade II listed St Matthews Church.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Part of the site provides the North Street Allotments. The site forms part of a wider Green Infrastructure Corridor, and contains a public right of way.	
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required ✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required ✓
	✓	✓						
Flooding				Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			The site lies within a Critical Drainage Area and Source Protection Zone.	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.	Potential access from south west. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	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	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			A large part of the site is a former tip.	What is considered suitable on the site? Agriculture How many homes could be provided? 110 40dppha How many jobs could the site provide for?	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	Site forms part of the Green Belt.	Site is considered suitable for development	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact - significant mitigation required	Site forms part of the Green Belt.	Site is not considered suitable for development ✓	

SLR Ref: SHLAA Ref: 367		Site Area: 5.19ha		Site Location: Land to south of Coaley Lane, Sunnyside		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100							
Present Land Use: Agriculture		Adjacent Uses: Housing, greenspace		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?									
								<p>Key Designations:</p> <ul style="list-style-type: none"> UDP CN6 Settlement Break EN10 White Land B13 Other Special Sites and Monuments 				<p>Adjacent Designations:</p> <ul style="list-style-type: none"> Residential Sports pitches School Greenspace 				<p>Settlement Break Separation</p> <p>The Settlement Break Review concludes that this land does not act or resemble a settlement break. The gap is very small and the history of settlement separation is negligible, as is the impact (in this particular location) to the setting of the Newbottle Conservation Area. It is feasible to argue that the land falls within the urban area, and if developed could support local facilities.</p> <p>The east side of the Settlement Break provides a cycleway and very narrow Green Infrastructure corridor. This greenspace should be preserved and enhanced, with the potential to widen the corridor formally, should any development take place.</p>				<p>Cumulative Impact</p> <ul style="list-style-type: none"> Within Critical Drainage Area Local Road Network School capacity 			
Landscape and Townscape																							
Category 1: Significant Constraints		Grade I Agricultural Land		Agricultural land quality not known.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		UK species in vicinity of site. Site has potential habitat for farmland birds.		Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)		Zero/Low Impact - no or minimal mitigation required							
		Ancient Woodland						Adverse impact on Local Nature Reserve (LNR)															
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Geodiversity Site (LGS)															
		Tree Preservation Order (TPO)						Adverse impact on Local Wildlife Site (LWS)															
		Grade 2 or 3a Agricultural Land		?		Category 2: Constraints		Adverse impact on Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required											
		Area of Significant Historic Landscape						Are there any known UK protected species/habitats on or adjacent to the site?				Medium Impact - mitigation required											
								Wildlife Corridor				High Impact - significant mitigation required											
								Would the development of the site impact upon the connectivity of habitats?		No.		High Impact - significant mitigation required											

Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms part of a narrow green infrastructure corridor north-south from Shiney Row to Houghton-le-Spring. A small part of this site provides greenspace, and the site bounds a cycleway.					
								Category 2: Constraints Grade II listed Building/Structure Conservation Area		Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	
Flooding	Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.	<input checked="" type="checkbox"/>	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Houghton town centre.	Access from roundabout, developer contribution required. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	<input checked="" type="checkbox"/>	Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 80 How many jobs could the site provide for? 21dpha	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"/>				
Ground Conditions & Contamination				Site Appraisal Conclusion							
Site Topography Predominantly Flat Gentle Slope <input checked="" type="checkbox"/> Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	<input checked="" type="checkbox"/>	Potentially suitable for development	Site is considered suitable for development Site is considered potentially suitable for development <input checked="" type="checkbox"/>	Site is not considered suitable for development <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	<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"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				

SLR Ref: SHLAA Ref: 372		Site Area: 0.62ha		Site Location: Houghton Police Station		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0									
Present Land Use: Police Station Adjacent Uses: Housing and greenspace				Site appraised for: Residential				Is the site in a Settlement Break?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact									
Site Photos 				Designations Map 				Cumulative Impact		<ul style="list-style-type: none"> • Within Critical Drainage Area • Local Road Network • School capacity 		<ul style="list-style-type: none"> • Residential • Parkland • School 		<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p>		<p>Impact</p> <input type="checkbox"/> <input type="checkbox"/>		<p>No impact</p> <input type="checkbox"/> <input type="checkbox"/>									
Key Designations: UDP EN10 White Land				Adjacent Designations:				Biodeversity		<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>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>Evidence of priority species in the area.</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>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?</p> <p>No.</p>		<p>Zero/Low Impact - no or minimal mitigation required</p> <input checked="" type="checkbox"/>		<p>Medium Impact - mitigation required</p> <input checked="" type="checkbox"/>		<p>High Impact - significant mitigation required</p> <input type="checkbox"/>	
Category 1: Significant Constraints				Grade I Agricultural Land				No significant issues identified.		<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>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>Evidence of priority species in the area.</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>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?</p> <p>No.</p>		<p>Zero/Low Impact - no or minimal mitigation required</p> <input checked="" type="checkbox"/>		<p>Medium Impact - mitigation required</p> <input checked="" type="checkbox"/>		<p>High Impact - significant mitigation required</p> <input type="checkbox"/>	
Category 2: Constraints				Area of High Landscape Value or Significance				No significant issues identified.		<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>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>Evidence of priority species in the area.</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>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?</p> <p>No.</p>		<p>Zero/Low Impact - no or minimal mitigation required</p> <input checked="" type="checkbox"/>		<p>Medium Impact - mitigation required</p> <input checked="" type="checkbox"/>		<p>High Impact - significant mitigation required</p> <input type="checkbox"/>	
Category 2: Constraints				Tree Preservation Order (TPO)				No significant issues identified.		<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>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>Evidence of priority species in the area.</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>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?</p> <p>No.</p>		<p>Zero/Low Impact - no or minimal mitigation required</p> <input checked="" type="checkbox"/>		<p>Medium Impact - mitigation required</p> <input checked="" type="checkbox"/>		<p>High Impact - significant mitigation required</p> <input type="checkbox"/>	
Category 2: Constraints				Grade 2 or 3a Agricultural Land				No significant issues identified.		<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>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>Evidence of priority species in the area.</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>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?</p> <p>No.</p>		<p>Zero/Low Impact - no or minimal mitigation required</p> <input checked="" type="checkbox"/>		<p>Medium Impact - mitigation required</p> <input checked="" type="checkbox"/>		<p>High Impact - significant mitigation required</p> <input type="checkbox"/>	
Category 2: Constraints				Area of Significant Historic Landscape				No significant issues identified.		<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>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>Evidence of priority species in the area.</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>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?</p> <p>No.</p>		<p>Zero/Low Impact - no or minimal mitigation required</p> <input checked="" type="checkbox"/>		<p>Medium Impact - mitigation required</p> <input checked="" type="checkbox"/>		<p>High Impact - significant mitigation required</p> <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, site includes a Grade II listed building.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			No significant issues identified.
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.			Existing access from the north. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.
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? 12	How many jobs could the site provide for? 21dpha	Site is considered suitable for development 
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Zero/Low Impact - no or minimal mitigation required 	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 residential development.	Site is considered suitable for development 	Site is considered potentially suitable for development 



SLR Ref:		Site Area: 1.08ha		Site Location: Stott's Pasture, Golf Course Road, Shinye Row		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Brownfield % 0 Greenfield % 100			
SHLAA Ref: 375						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Urban? <input type="checkbox"/> Urban fringe? <input checked="" type="checkbox"/> Open countryside? <input type="checkbox"/>			
Present Land Use: Pasture		Adjacent Uses: Greenspace and agriculture		Site appraised for: Residential		Is the site in a Settlement Break?					
Site Photos 				Designations Map 				Settlement Break Separation Although the settlements of Shinye Row and Success/Philadelphia are joined by a narrow ribbon of development along the A182, this Settlement Break has enabled the villages to retain a distinctive urban boundary, and it has also maintained an important Green Infrastructure corridor through the area. From a wildlife perspective, the corridor connects the area to the wider greenspace expanses of Elba Park and Sedgelych.			
Key Designations: UDP CN6 Settlement Break HA12.3 New open space CN15 Great North Forest				Adjacent Designations: <ul style="list-style-type: none"> • Pasture 				Whilst the settlement history may not be as distinctive as other nearby Coalfield villages, there is a clear building line that has endured for 40 years. It also acts as a functional floodplain and is part of a Critical Drainage Area. This area should remain in full as Settlement Break.			
Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
Landscape and Townscape						Biodiversity					
Category 1: Significant Constraints		Grade I Agricultural Land		Agricultural land quality not known.							
		Ancient Woodland									
Category 2: Constraints		Area of High Landscape Value or Significance		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]							
		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)							
		?		Are there any known European protected species/habitats on or adjacent to the site?							
Area of Significant Historic Landscape		Adverse impact on Local Wildlife Site (LWS)									
		Adverse impact on Local Geodiversity Site (LGS)									
		Are there any known UK protected species/habitats on or adjacent to the site?									
		Wildlife Corridor									
		Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)									
		Would the development of the site impact upon the connectivity of habitats? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>									
Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Cumulative Impact <ul style="list-style-type: none"> • Within Critical Drainage Area • Local Road Network • School capacity 					
						Forms part of the Herrington Burn wildlife corridor, with evidence of priority species within and in vicinity of the site, especially in connection with the burn.					




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 (mineral line).	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Scott's Pasture forms natural greenspace and a wildlife corridor, particularly along the Herrington Burn.
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		Suitability and Deliverability What is considered suitable on the site? Pasture How many homes could be provided? 19 20dppha 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)		Not suitable for development due to fundamental impact to Settlement Break and major flooding/biodiversity concerns.	
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 ✓	



The site lies within a Critical Drainage Area. The western part of the site incorporates the Herrington Burn, and is therefore subject to Flood Zones and 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.

No significant issues identified.


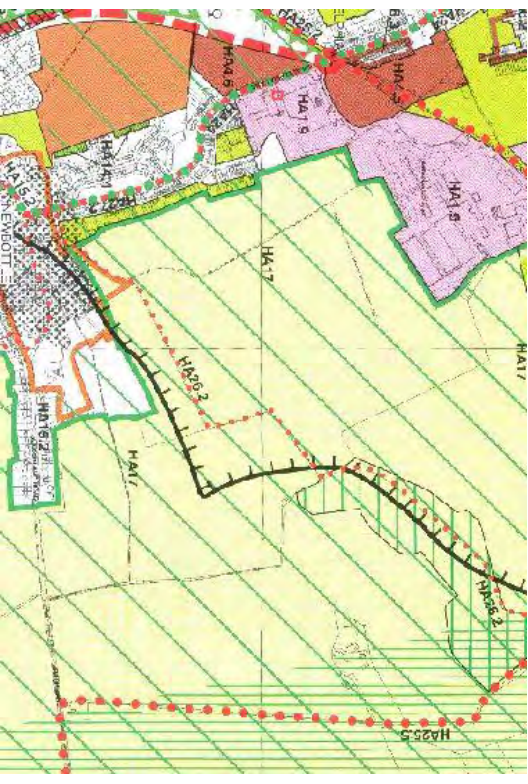


SLR Ref: SHLAA Ref: 376		Site Area: 1.31ha		Site Location: Chilton Gardens, Chilton Moor		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield % 0		Greenfield % 100			
Present Land Use: Pasture		Adjacent Uses: Woodland, housing, pasture		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>	
Site Photos 				Designations Map 				Cumulative Impact <ul style="list-style-type: none"> • Within Critical Drainage Area • Local Road Network • School capacity 				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
Key Designations: UDP EN10 White Land				Adjacent Designations: <ul style="list-style-type: none"> • Residential • Former railway line • Woodland • Pasture 													
Landscape and Townscape				Biodiversity				Provides buffering to the adjacent woodland Local Wildlife Site. Evidence of protected species in vicinity of area.									
Category 1: Significant Constraints		Grade I Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]											
		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)		<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?		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"/>									


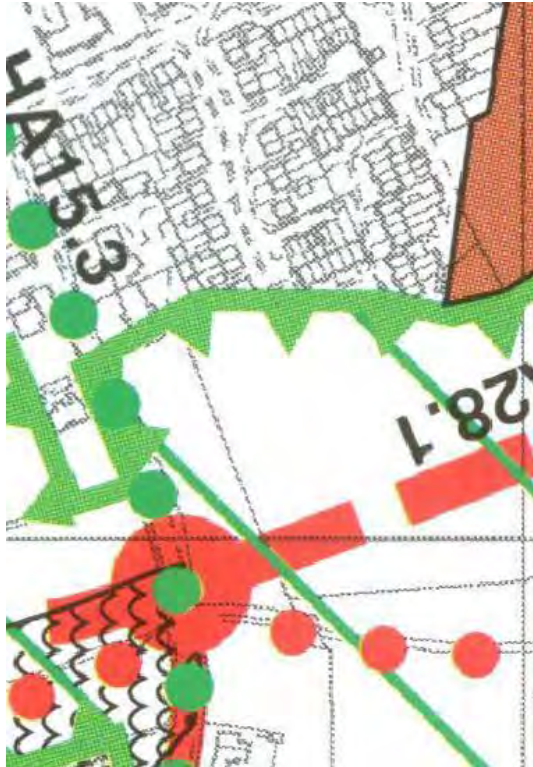

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site connects to a Green Infrastructure corridor. Public right of way passes to the 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 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.		Road access issues. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.
Ground Conditions & Contamination					
Site Topography	Predominantly Flat		This site lies within a Coal Referral Area.		
	Gentle Slope				
	Undulating				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required 	Category 1: Significant Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment		Site is considered suitable for development 

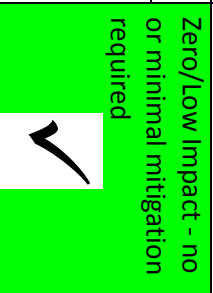







SLR Ref: SHLAA Ref: 377	Site Area: 1.19ha	Site Location: Allotments at High Dubmire		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	
Present Land Use: Allotments Adjacent Uses: Housing and greenspace	Site Photos 		Site appraised for: Residential	Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact	No Impact	
Landscape and Townscape			Designations Map 	Cumulative Impact		Urban? <input checked="" type="checkbox"/>	Urban fringe? <input type="checkbox"/>	Open countryside? <input type="checkbox"/>		
Category 1: Significant Constraints	Grade 1 Agricultural Land Ancient Woodland	No significant issues identified.		Key Designations: UDP L1/7/9 Open space	Adjacent Designations:	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required		
Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape			<ul style="list-style-type: none">• Residential• Greenspace• School capacity		Would the development of the site impact upon the connectivity of habitats?	No.			
Biodiversity			Category 1: Significant Constraints	Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) 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?		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) 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.			



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 Keir Hardie Street allotments. A public right of way passes through the site.				
								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	Yes, as 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 accessible location.				Access issues and if achievable would be through existing residential streets. The Newbottle, Dubnire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	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	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	✓ ✓	The site lies within a Coal Referral Area.		Suitability and Deliverability What is considered suitable on the site? Allotments How many homes could be provided? 30 28dpha How many jobs could the site provide for? Site Appraisal Conclusion				Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Not suitable for development - existing allotments to be retained.	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	Not suitable for development - existing allotments to be retained.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		



SLR Ref: SHLAA Ref: 381		Site Area: 46.46ha		Site Location: Newbottle Site 1, Sunderland Road, Newbottle		Is the site in the Green Belt?		Brownfield %		Greenfield %		100					
Present Land Use: Agriculture Adjacent Uses: Housing, agriculture		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input checked="" type="checkbox"/>					
<p>Site Photos</p> 				<p>Designations Map</p> 				<p>Key Designations:</p> <ul style="list-style-type: none"> UDP CN2/3/4/5 Green Belt CN15 Great North Forest M5 Eastern Limit of Shallow Coalfield Area B4/6/7 Conservation Area 				<p>Adjacent Designations:</p> <ul style="list-style-type: none"> Agriculture Residential 					
<p>Landscape and Townscape</p>				<p>Biodiversity</p>													
<p>Category 1: Significant Constraints</p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</p>				<p>Historic landscape - fields form the backdrop to Newbottle Conservation Area. The site forms part of the Magnesian Limestone Escarpment, which is identified as higher landscape value. Most of the site comprises Grade 2 or 3A agricultural land.</p>				<p>Category 1: Significant Constraints</p> <p>Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</p>		<p>Adverse impact on Site of Special Scientific Interest (SSSI)</p>		<p>Adverse impact on Local Nature Reserve (LNR)</p>		<p>Adverse impact on known European protected species/habitats on or adjacent to the site?</p>		<p>The site forms part of an important wildlife corridor along the Magnesian Limestone Escarpment, which runs north-south through the city. The site is subject to European and UK protection in relation to ponds and habitats/species in the area. Adverse impact on adjacent Herrington Hill SSSI and Herrington Hill Wood LWS.</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>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p>				<p>Adverse impact on Local Wildlife Site (LWS)</p>		<p>Adverse impact on Local Geodiversity Site (LGS)</p>		<p>Are there any known UK protected species/habitats on or adjacent to the site?</p>		<p>Wildlife Corridor</p>		<p>Would the development of the site impact upon the connectivity of habitats?</p>	
		<p>Area of Significant Historic Landscape</p>		<p>Zero/Low Impact - no or minimal mitigation required</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>Yes <input checked="" type="checkbox"/></p>			
		<p>Area of Significant Historic Landscape</p>		<p>Medium Impact - mitigation required</p>				<p>Medium Impact - mitigation required</p>		<p>High Impact – significant mitigation required</p>		<p>Yes <input checked="" type="checkbox"/></p>		<p>Yes <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	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? A small proportion of the site lies within Newbottle Conservation Area, and the whole area forms the backdrop to the hilltop settlement. Also within the wider landscape setting of grade II listed St Matthews Church.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	Forms part of a Green Infrastructure corridor, and 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)	<input checked="" type="checkbox"/> <input type="checkbox"/>	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input type="checkbox"/> <input checked="" type="checkbox"/>
Flooding				Infrastructure and Services								
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/> <input type="checkbox"/>	The site lies within a Critical Drainage Area and partly within the 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? Limited accessibility.	<input type="checkbox"/> <input type="checkbox"/>	This would likely require major highway improvements on the A690. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required				
									Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	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	<input type="checkbox"/> <input checked="" type="checkbox"/>	Steeply sloping topography in places.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 700 20	<input type="checkbox"/> <input 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
									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"/>	Site is considered suitable for development	Site is not considered suitable for development
Site Appraisal Conclusion				Site Appraisal Conclusion								
Site forms part of the Green Belt.				Site forms part of the Green Belt.								



SLR Ref: SHLAA Ref: 382		Site Area: 0.79ha		Site Location: Dairy Lane Site 1, Colliery Row		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield % 0 Greenfield % 100							
Present Land Use: Pasture Adjacent Uses: Housing, natural greenspace		Site appraised for: Residential		Is the site in the Green Belt? Is the site in a Settlement Break?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Urban? <input type="checkbox"/> Urban fringe? <input checked="" type="checkbox"/> Open countryside? <input type="checkbox"/>							
				<p>Settlement Break Separation</p> <p>Though both the full geographical areas of Fence Houses and Houghton-le-Spring have evolved and expanded over time, these two areas have remained distinct and physically separate, supported by this Settlement Break which provides an important green wedge between the two communities.</p> <p>The new road has made an obvious impact to the nature of the Settlement Break. A portion of land has been left to the west of the road, which lies above the floodplain and is not specifically classed as amenity greenspace. It is not immediately clear what role this remaining greenfield land has, and it would not seem critical to the Green Infrastructure corridor. The new road could therefore form a new western boundary to the Settlement Break.</p>											
		<p>Key Designations:</p> <ul style="list-style-type: none"> UDP CN6 Settlement Break CN15 Great North Forest EN10 White Land 		<p>Adjacent Designations:</p> <ul style="list-style-type: none"> Residential Pasture 		<p>Zero/Low Impact - no or minimal mitigation required</p>		<p>Medium Impact - mitigation required</p>		<p>High Impact - significant mitigation required</p>					
<p>Landscape and Townscape</p> <p>Category 1: Significant Constraints</p> <p>Grade 1 Agricultural Land</p> <p>Ancient Woodland</p>		<p>Agricultural land quality not known (Grade 3A nearby).</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>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>The site forms part of the Moors Burn wildlife corridor. There is evidence of priority bird species in the area.</p>		<p>Cumulative Impact</p> <ul style="list-style-type: none"> Within Critical Drainage Area Local Road Network School capacity 					
<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>Zero/Low Impact - no or minimal mitigation required</p>		<p>Medium Impact - mitigation required</p>		<p>High Impact - significant mitigation required</p>	
<p>Area of Significant Historic Landscape</p>										<p>Zero/Low Impact - no or minimal mitigation required</p>		<p>Medium Impact - mitigation required</p>		<p>High Impact - significant mitigation required</p>	
										<p>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		The site forms part of 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	Zero/Low Impact - no or minimal mitigation required 
Flooding				Infrastructure and Services						
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Houghton town centre.		Access issues, question over appropriateness regarding the Central Route. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.				
								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 site lies within a Coal Referral Area.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 18 25dpha					
								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 Potentially suitable for development				Site is considered suitable for development 	Site is considered potentially suitable for development 	Site is not considered suitable for development 


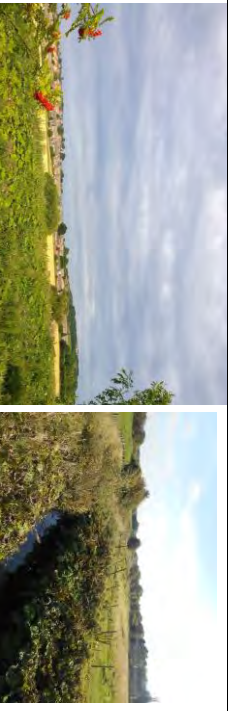
SLR Ref: SHLAA Ref: 383		Site Area: 0.94ha		Site Location: Dairy Lane Sites 2 and 3, Houghton-le-Spring		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100			
Present Land Use: Pasture Adjacent Uses: Pasture, greenspace and housing				Site appraised for: Residential		Is the site in a Settlement Break?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?					
Site Photos				Designations Map		Settlement Break Separation		<p>Though both the full geographical areas of Fence Houses and Houghton-le-Spring have evolved and expanded over time, these two areas have remained distinct and physically separate, supported by this Settlement Break which provides an important green wedge between the two communities.</p> <p>Virtually all of the land to the east of the new road forms the floodplain to the Moors Burn, much of it within Flood Zone 2 or 3, or affected by surface water flooding. All of this land lies within the Critical Drainage Area. This portion of the Settlement Break in particular acts as an important wildlife and Green Infrastructure corridor, linking to and supporting the Moors Burn floodplain, Elba Park and Herrington Burn, Rainton Burn and Rainton Meadows.</p>		Cumulative Impact									
						Key Designations:		Adjacent Designations:											
				<ul style="list-style-type: none"> UDP CN6 Settlement Break EN10 White Land CN15 Great North Forest EN11 Flood Risk Area 		<ul style="list-style-type: none"> Pasture Greenspace Residential 													
Landscape and Townscape																			
Category 1: Significant Constraints				Grade 1 Agricultural Land		Agricultural land quality not known (Grade 3A close by).		Category 1: Significant Constraints		Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))									
				Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints				Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)									
				Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>							
				Grade 2 or 3a Agricultural Land		?		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)									
				Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>							
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Would the development of the site impact upon the connectivity of habitats?		Yes, direct impact on the Moors Burn floodplain.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Biodiversity																			
						Central impact on the Moors Burn wildlife corridor, where priority species have been recorded. Evidence of priority species roosting in area.													



SLR Ref: SHLAA Ref: 385		Site Area: 16.16ha		Site Location: Land at Sedgelytch Site 1		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield % 0 Greenfield % 100			
Present Land Use: Agriculture Adjacent Uses: Sewage works, housing, agriculture		Site appraised for: Residential		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Urban? <input type="checkbox"/> Urban fringe? <input checked="" type="checkbox"/> Open countryside? <input type="checkbox"/>			
Site Photos 		Designations Map 		Settlement Break Separation This site forms part of a Settlement Break that seeks to keep separate Success, Newbottle and Burnside/Sunniside. It forms an important Green Infrastructure junction to the Moors Burn, and routes leading to Herrington Burn, Philadelphia and Houghton town centre. These fields were known as “the moor” and are historically linked to the old English village of Newbottle. Loss of this land would have a major adverse impact to the Green Infrastructure network in the area, impacting on part of the floodplain, as well as impacting upon the aspect of the Newbottle Conservation Area.		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required <input type="checkbox"/>		High Impact - significant mitigation required <input checked="" type="checkbox"/>	
Key Designations: UDP CN6 Settlement Break EN10 White Land HA10.2 New open space CN15 Great North Forest		Adjacent Designations: • Sewage works • Agriculture • Parkland • Residential • Pasture		Cumulative Impact • Within Critical Drainage Area • Local Road Network • School capacity							
Landscape and Townscape		Grade 1 Agricultural Land Ancient Woodland		Agricultural land quality not known.							
Category 1: Significant Constraints											
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		? <input type="checkbox"/>							
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>							
				Medium Impact - mitigation required <input checked="" type="checkbox"/>							
				High Impact - significant mitigation required <input checked="" type="checkbox"/>							
				Would the development of the site impact upon the connectivity of habitats? <input checked="" type="checkbox"/>		Yes, it could potentially block a wildlife corridor. <input checked="" type="checkbox"/>					
				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? <input checked="" type="checkbox"/>							
				Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/> Wildlife Corridor <input checked="" type="checkbox"/>							
				Key wildlife corridor connection from the Moors Burn to Elba Park, Herrington Burn and Newbottle area. Adjacent to ponds with evidence of priority species in the area.							
				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>							
				Medium Impact - mitigation required <input type="checkbox"/>							
				High Impact - significant mitigation required <input checked="" type="checkbox"/>							



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 fields form the backdrop to the Newbottle Conservation Area (hilltop settlement).	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Fundamental Green Infrastructure corridor connection from the Moors Burn to Elba Park and surrounding parts. A public right of way crosses the north 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 Critical Drainage Area. Part of the site lies within Flood Zone 2 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? Limited accessibility.		Assess issues. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.
Ground Conditions & Contamination			Suitability and Deliverability		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		An electricity pylon crosses part of the site. The site also lies within a Coal Referral Area.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Pasture / agriculture. 242 20dppha	
			Site Appraisal Conclusion Not suitable for development, due to fundamental impact on Settlement Break, as well as significant flooding and infrastructure concerns to overcome.		
			Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development		

SLR Ref:		Site Area: 9.10ha		Site Location: Sedgeleth Site 2, Blind Lane, Fence Houses		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100	
SHLAA Ref: 386										Urban?		Urban fringe?		Open countryside?			
Present Land Use: Pasture																	
Adjacent Uses: pasture, housing, sewage works																	
Site Photos				Designations Map				Settlement Break Separation									
								Though both the full geographical areas of Fence Houses and Houghton-le-Spring have evolved and expanded over time, these two areas have remained distinct and physically separate, supported by this Settlement Break which provides an important green wedge between the two communities.				This land acts as a functional floodplain and is part of a Critical Drainage Area. It provides an important wildlife and Green Infrastructure corridor, linking to and supporting the Moors Burn floodplain, Elba Park and Herrington Burn, Rainton Burn and Rainton Meadows. The boundaries to the Settlement Break are well defined and no land within the area at all would appear appropriate for development.					
				Key Designations:				Adjacent Designations:									
				UDP CN6 Settlement Break EN10 White Land CN15 Great North Forest EN11 Flood Risk Areas HA28.1 Central Route				<ul style="list-style-type: none"> Residential Employment land Pasture Greenspace 									
Landscape and Townscape				Biodiversity													
Category 1: Significant Constraints		Grade I Agricultural Land		Agricultural land quality not known.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				Key wildlife corridor connection from the Moors Burn to Elba Park, Herrington Burn and Newbottle area. Adjacent to ponds with evidence of priority species along the burn, as well as roosting in the area.			
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)						Adverse impact on Local Geodiversity Site (LGS)									
		Grade 2 or 3a Agricultural Land		Are there any known European protected species/habitats on or adjacent to the site?		✓		Adverse impact on Local Wildlife Site (LWS)									
		Area of Significant Historic Landscape		Are there any known UK protected species/habitats on or adjacent to the site?		✓		Adverse impact on Local Geodiversity Site (LGS)									
				Wildlife Corridor		✓		Would the development of the site impact upon the connectivity of habitats?		Yes, would block the Moors Burn 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					



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	Fundamental Green Infrastructure corridor connection from the Moors Burn to Elba Park and surrounding parts.	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)	<input checked="" type="checkbox"/>	The site lies within a Critical Drainage Area, and approximately one third of the site lies within the Moors Burn functional floodplain. Beyond these Flood Zones, parts are also affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities in Houghton town centre.	Access from the north. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	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
Ground Conditions & Contamination									
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	An electricity pylon follows the eastern boundary of the site. The site also lies within a Coal Referral Area.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Pasture / agriculture 136 20dppha	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Category 2: Constraints									
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)									
Site Appraisal Conclusion									
Not suitable for development, due to fundamental impact to Settlement Break, as well as significant flooding and infrastructure concerns.				Site is considered suitable for development		Site is considered potentially suitable for development		Site is not considered suitable for development	

SLR Ref: SHLAA Ref: 387		Site Area: 1.23ha		Site Location: Land at Sedgelytch Site 3		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield % 0 Greenfield % 100			
Present Land Use: Pasture Adjacent Uses: Industrial, floodplain		Site appraised for: Residential		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Urban? <input type="checkbox"/> Urban fringe? <input checked="" type="checkbox"/> Open countryside? <input type="checkbox"/>			
Site Photos 				Designations Map 				Settlement Break Separation Though both the full geographical areas of Fence Houses and Houghton-le-Spring have evolved and expanded over time, these two areas have remained distinct and physically separate, supported by this Settlement Break which provides an important green wedge between the two communities. This land acts as a functional floodplain and is part of a Critical Drainage Area. It provides an important wildlife and Green Infrastructure corridor, linking to and supporting the Moors Burn floodplain, Elba Park and Herrington Burn, Rainton Burn and Rainton Meadows. The boundaries to the Settlement Break are well defined and no land within the area at all would appear appropriate for development.			
Key Designations: UDP CN6 Settlement Break HA28.1 Central Route EN11 Flood Risk Areas CN15 Great North Forest				Adjacent Designations: • Employment land • Pasture / agriculture • Greenspace				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/> Medium Impact - mitigation required <input type="checkbox"/> High Impact - significant mitigation required <input type="checkbox"/>			
Landscape and Townscape				Biodiversity				Cumulative Impact • Within Critical Drainage Area • Local Road Network • School capacity			
Category 1: Significant Constraints		Grade 1 Agricultural Land		Agricultural land quality not known.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Key wildlife corridor connection from the Moors Burn to Elba Park, Herrington Burn and Newbottle area. Evidence of priority species along the stream and roosting in the area.	
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)			
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)			
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>	
		Grade 2 or 3a Agricultural Land		?		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)			
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)			
								Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>	
								Wildlife Corridor		<input checked="" type="checkbox"/>	
								Would the development of the site impact upon the connectivity of habitats?		Yes, would directly impact upon the Moors Burn corridor. <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 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	Fundamental Green Infrastructure corridor connection from the Moors Burn to Elba Park and surrounding parts.				
						Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required  Medium Impact - mitigation required High Impact - significant mitigation required
Flooding			Infrastructure and Services					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Lies within a Critical Drainage Area, partly within Flood Zone 3B and is also affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Fence Houses or Houghton town centre.	Access issues without Central Route. The Newbottle, Dubnire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.				
						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		Part of the site is subject to landfill. Site lies within a Coal Referral Area.	What is considered suitable on the site? Pasture	How many homes could be provided? 28	How many jobs could the site provide for? 25dpha			
			Site Appraisal Conclusion			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development 
			Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Category 1: Significant Constraints Not suitable for development due to fundamental impact to Settlement Break, as well as significant infrastructure and flooding concerns.		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Category 2: Constraints HSE COMAH 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: 388	Site Area: 0.98ha	Site Location: Land at Ennerdale Street, Low Moorsley		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 and farm	Site Photos 			Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.				Impact <input type="checkbox"/> No impact <input type="checkbox"/>
Designations Map 				Key Designations: UDP HAA.9 Housing site M5 Eastern Limit of Shallow Coalfield Area CN15 Great North Forest	Adjacent Designations:					
Landscape and Townscape				Cumulative Impact						
Category 1: Significant Constraints	Grade I Agricultural Land Ancient Woodland	The site lies beside the Magnesian Limestone Escarpment, which is considered to be of high landscape value. Agricultural land quality not known.			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?				
Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land	<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		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
Area of Significant Historic Landscape				Biodiversity	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?		The site lies on the edge of a wildlife corridor, and in proximity to a SSSI and LWS.			
Zero/Low Impact - no or minimal mitigation required				Would the development of the site impact upon the connectivity of habitats?	Yes, limited extent		Zero/Low Impact - no or minimal mitigation required			
Medium Impact - mitigation required						Medium Impact - mitigation required				
High Impact - significant mitigation required						High Impact - significant mitigation required				

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms amenity greenspace and is linked to a Green Infrastructure corridor.	
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and Source Protection Zone. Part of the site is affected by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Hetton town centre.		Access from the north	
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 22 25dpha		
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 residential 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: 410	Site Area: 0.71ha	Site Location: Land at Blind Lane, Grasswell		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100		
Present Land Use: Open space/allotment Adjacent Uses: Housing and greenspace	Site Photos 		Site appraised for: Residential	Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? <small>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</small>		Impact	No impact		
Designations Map 			Key Designations: UDP EN10 White Land	Adjacent Designations:	Cumulative Impact	Urban? <input checked="" type="checkbox"/>	Urban fringe? <input type="checkbox"/>	Open countryside? <input type="checkbox"/>			
			<ul style="list-style-type: none">• Greenspace• Residential	<ul style="list-style-type: none">• Within Critical Drainage Area• Local Road Network• School capacity	Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>	Medium Impact - mitigation required	High Impact - significant mitigation required				
Landscape and Townscape				Biodiversity				Evidence of priority species in vicinity of site.			
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))	Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required		High Impact - significant mitigation required	
	Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)						
Category 2: Constraints	Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)						
	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.						

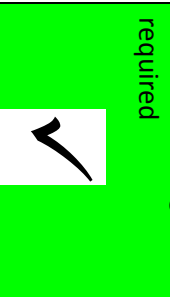



Historic Environment and Culture				Green Infrastructure										
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Forms part of a narrow Green Infrastructure corridor from Houghton Colliery to Newbottle. Site has provided allotments previously.								
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Flooding				Infrastructure and Services										
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation?		Access from Blind Lane. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.								
				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required	<input checked="" type="checkbox"/>	Medium Impact - mitigation required	<input checked="" type="checkbox"/>	High Impact – significant mitigation required	Within accessible location.							
				<input checked="" type="checkbox"/>				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.	<input checked="" type="checkbox"/>	What is considered suitable on the site? Residential	22	34dpha	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)				<input checked="" type="checkbox"/>			How many homes could be provided? How many jobs could the site provide for?	22 34dpha	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)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	<input checked="" type="checkbox"/>	Site Appraisal Conclusion Suitable for development.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site is considered suitable for development							




SLR Ref: SHLAA Ref: 411		Site Area: 0.4ha		Site Location: Land at Snippersgate, Easington Lane		Is the site in the Green Belt?		Brownfield %		Greenfield %		100					
Present Land Use: Pasture		Adjacent Uses: Housing and agriculture		Site appraised for: Residential		Is the site in a Settlement Break?		Urban?		Urban fringe?		Open countryside?					
Site Photos 				Designations Map 				Key Designations: UDP EN10 White Land CN15 Great North Forest		Adjacent Designations: • Residential • Agriculture		Cumulative Impact • Within Critical Drainage Area		<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bourm Moor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>			
Landscape and Townscape				Biodiversity				Brownfield %		Greenfield %		100					
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.				Urban?		Urban fringe?		Open countryside?					
		Ancient Woodland						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						Would the development of the site impact upon the connectivity of habitats?		Yes, to a limited extent.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Tree Preservation Order (TPO)						Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Yes, to a limited extent.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	
		Grade 2 or 3a Agricultural Land		Category 2: Constraints		Adverse impact on Local Nature Reserve (LNR)		Yes, to a limited extent.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
		Area of Significant Historic Landscape		Category 1: Significant Constraints		Are there any known European protected species/habitats on or adjacent to the site?		Yes, to a limited extent.		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)		Yes, to a limited extent.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
				Category 1: Significant Constraints		Adverse impact on Local Geodiversity Site (LGS)		Yes, to a limited extent.		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?		Yes, to a limited extent.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
				Category 1: Significant Constraints		Wildlife Corridor		Yes, to a limited extent.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			

Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site lies on the edge of a wide 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	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)		The site lies within a Critical Drainage Area and Source Protection Zone. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation?		Road access issues.		
			Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding - % of land within 1 in 30 incidence (high) Surface Water Flooding - % of land within 1 in 100 incidence (medium) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Easington Lane.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 
Ground Conditions & Contamination			Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.	What is considered suitable on the site?		Pasture / agriculture		
			How many homes could be provided?			12	
			How many jobs could the site provide for?				30dpha
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Site Appraisal Conclusion Not suitable for development- encroachment into open countryside and access issues.				
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site is considered suitable for development		Site is considered potentially suitable for development	Site is not considered suitable for development 	



Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? The fields form the backdrop to the Newbottle Conservation Area (hilltop settlement). The 19 th Century Betty Pit was located on this site.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Significant impact on Green Infrastructure corridor connection from the Moors Burn to Elba Park and surrounding parts. A public right of way forms the northern boundary of the site.
	Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>				Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area. A small portion of the site is affected by 1:30 incidence surface water flooding. 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? Nearest local facilities in Houghton town centre.	Access from Coaley Lane. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone						
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		The site lies within a Coal Referral Area.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 277 34dpha	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)						
Site Appraisal Conclusion				Recently approved planning application that has addressed significant constraints.			
				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 <input checked="" type="checkbox"/>			

SLR Ref: SHLAA Ref: 421		Site Area: 1.53ha		Site Location: Land at Quarry House Lane, East Rainton		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100	
Present Land Use: Agriculture Adjacent Uses: Housing and agriculture				Site appraised for: Residential				Is the site in a Settlement Break?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?	
Site Photos				Designations Map				Settlement Break Separation The principle aim of the Settlement Break has worked. The Settlement Break has helped to retain East Rainton's distinct character, and has also stopped Rainton Bridge and Hetton-le-Hole from sprawling (in terms of development), focusing new development within the existing urban boundary wherever feasible. The south-west portion of the Settlement Break (between East Rainton and Hetton-le-Hole) is 750m wide and the potential impact to both the green corridor and Settlement Break is not as clear-cut, therefore some minor infilling may be feasible.				Cumulative Impact <ul style="list-style-type: none"> • Within Critical Drainage Area 					
 				Key Designations: UDP CN6 Settlement Break EN10 White Land CN15 Great North Forest												Adjacent Designations: <ul style="list-style-type: none"> • Agriculture • Residential 	
Landscape and Townscape						Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land		The northern boundary of the site is subject to Tree Preservation Orders. Agricultural land quality not known.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		The site forms part of a wildlife corridor linking Hetton Bogs and the open countryside / Magnesian Limestone Escarpment.		Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)			
		Ancient Woodland						Adverse impact on Local Nature Reserve (LNR)									
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Wildlife Site (LWS)									
		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 Geodiversity Site (LGS)				Adverse impact on Local Wildlife Site (LWS)					
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		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, to a limited extent.				✓									



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? Minor archaeological significance.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site lies on the edge of a Green Infrastructure corridor from Moorsley to Hetton Bogs and Rainton Bridge.	
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Limited local facilities at East Rainton- nearest local centre is Houghton.	Access from Quarry House Lane	
Ground Conditions & Contamination					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact – significant mitigation required 	Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 40 29dpha How many jobs could the site provide for?	
				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)		Potentially suitable for development 			







SLR Ref:		Site Area: 4.35ha		Site Location: Land east of Markle Grove, East Rainton		Is the site in the Green Belt?		Brownfield %		Greenfield %		100	
SHLAA Ref: 422						YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input type="checkbox"/>		Urban fringe? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>	
Present Land Use: Agriculture						Is the site in a Settlement Break?							
Adjacent Uses: Housing, agriculture, sports field						YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>							
Site Photos				Designations Map				Settlement Break Separation					
								<p>The principle aim of the Settlement Break has worked. The Settlement Break has helped to retain East Rainton's distinct character, and has also stopped Rainton Bridge and Hetton-le-Hole from sprawling (in terms of development), focusing new development within the existing urban boundary wherever feasible.</p> <p>The westernmost portion of the Settlement Break may have scope for some minor infilling. The Settlement Break is 500m wide between East Rainton and Rainton Bridge. The land is not subject to hydrology concerns or other significant constraints, other than the inclusion within the Critical Drainage Area. Moreover, small-scale development could help to retain local facilities, including the primary school. Any development here would reaffirm the view that any further development within the remainder of this part of the Settlement Break would have a major adverse impact and should be resisted.</p>					
				Key Designations: UDP CN6 Settlement Break EN10 White Land CN15 Great North Forest CN23 Wildlife Corridors				Adjacent Designations:					
				<ul style="list-style-type: none"> • Agriculture • Residential • Cricket field • Woodland 				Cumulative Impact					
								<ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Within Critical Drainage Area 					
Landscape and Townscape													
Category 1: Significant Constraints				Agricultural land quality not known.				Biodiversity					
Grade I Agricultural Land				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))							
Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)							
						Adverse impact on Local Nature Reserve (LNR)							
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Local Wildlife Site (LWS)							
		Tree Preservation Order (TPO)				Adverse impact on Local Geodiversity Site (LGS)							
		Grade 2 or 3a Agricultural Land		?		Are there any known UK protected species/habitats on or adjacent to the site?							
		Area of Significant Historic Landscape				Wildlife Corridor							
				Zero/Low Impact - no or minimal mitigation required				High Impact - significant mitigation required					
				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>					
				Medium Impact - mitigation required				High Impact - significant mitigation required					
				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>					
				Would the development of the site impact upon the connectivity of habitats?				Yes <input checked="" type="checkbox"/>					
				Zero/Low Impact - no or minimal mitigation required				High Impact - significant mitigation required					
				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>					
				Medium Impact - mitigation required				High Impact - significant mitigation required					
				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>					
<p>The site forms part of a wildlife corridor, north-south between Moorsley and Hetton Bogs, and also west-east between Hetton Bogs and Rainton Meadows. The impact to the latter corridor is highly significant, although the existing divisive impact of the A690 to this corridor is also recognised. Priority species are also found within or in close proximity to the site. Existing hedgerows provide important habitat.</p>													



Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? Part of the site falls within the boundary of the historic village of East Rainton, and there is additional archaeological interest relating to the nearby former pit and mineral line, along the site's eastern boundary.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	The site forms part of a Green Infrastructure corridor linking Rainton Meadows and Hetton Bogs- although it is recognised that links on the ground are limited due to the A690.	<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 and a small part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	<input type="checkbox"/> <input type="checkbox"/>	Access to be taken from Old Durham Road with traffic calming provided	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Ground Conditions & Contamination							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input type="checkbox"/> <input checked="" type="checkbox"/>	Sloping site.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 96 29dpha	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input checked="" 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	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development

SLR Ref: SHLAA Ref: 423		Site Area: 3.68ha		Site Location: Market Place, Houghton-le-Spring		YES <input checked="" type="checkbox"/>		Brownfield % 0		Greenfield % 100			
Present Land Use: Pasture		Adjacent Uses: Agriculture, allotments, employment		Site appraised for: Residential		NO <input type="checkbox"/>		Urban?		Open countryside?			
Site Photos 				Designations Map 				Is the site in the Green Belt?		Urban fringe? <input checked="" type="checkbox"/>		Impact	
Key Designations: UDP CN2/3/4/5 Green Belt HA2.2 Proposed Employment Area CN15 Great North Forest				Adjacent Designations: • Agriculture • Employment land • Allotments • Greenspace • Woodland				Is the site in a Settlement Break?		Would development on this site impact upon the five purposes of the Green Belt?		Impact	
Green Belt Separation (The northern half of this site falls within the Green Belt.) In terms of core Green Belt purpose, this area helps to prevent urban sprawl and countryside encroachment. Furthermore, it plays an important landscape role in supporting the setting for Houghton Hillside Cemetery, and forms part of the Limestone Escarpment. It also forms part of a broad wildlife and strategic green infrastructure corridor.				Cumulative Impact • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network • School capacity				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?		Impact	
Landscape and Townscape				Biodiversity				NO <input type="checkbox"/>		2. Safeguard the countryside from further encroachment?		Impact	
Category 1: Significant Constraints		Grade I Agricultural Land		Area of high landscape value, forms the lower slopes of the Magnesian Limestone Escarpment. Agricultural land quality not known.		Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmooor?		Impact	
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)		4. Preserve the special & separate characteristics of historic settlements?		Impact			
Category 2: Constraints		Area of High Landscape Value or Significance		<input checked="" type="checkbox"/>		Adverse impact on Local Nature Reserve (LNR)		5. Assist in the regeneration of the urban area?		Impact		Impact	
		Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		Impact	
		Grade 2 or 3a Agricultural Land		?		Adverse impact on Local Wildlife Site (LWS)		Zero/Low Impact - no or minimal mitigation required		Impact		Impact	
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Adverse impact on Local Geodiversity Site (LGS)		Medium Impact - mitigation required		Impact		Impact	
				High Impact - significant mitigation required <input checked="" type="checkbox"/>		Are there any known UK protected species/habitats on or adjacent to the site?		High Impact - significant mitigation required		Impact		Impact	
						Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		Impact		Impact	
						Yes		Yes		Impact		Impact	



Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Forms the edge of a Green Infrastructure corridor.		
								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)		The northern part of the site lies within the Source Protection Zone, and the southern part of 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? Nearest local facilities are at Houghton town centre.		Access issues. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.		
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture / employment 65 24dpha			
								Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Not suitable for development- site is partly located within the Green Belt, and partly forms employment land with limited road access.		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"/>

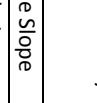
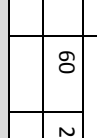
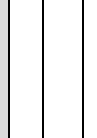
SLR Ref: SHLAA Ref: 425		Site Area: 0.47ha		Site Location: Electric Crescent Allotments, Philadelphia		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100													
Present Land Use: Allotments Adjacent Uses: Housing, employment land				Site Photos 				Site appraised for: Residential				Is the site in a Settlement Break?				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>													
Designations Map 				Key Designations: UDP L1/7/9 Open space				Adjacent Designations: • Residential • Employment land				Cumulative Impact • Within Critical Drainage Area • Local Road Network • School capacity				<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>													
Landscape and Townscape						Biodiversity						No significant issues identified.																	
Category 1: Significant Constraints		Grade I Agricultural Land		Ancient Woodland		No significant issues identified.						Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)								Are there any known European protected species/habitats on or adjacent to the site?																	
		Grade 2 or 3a Agricultural Land										Adverse impact on Local Wildlife Site (LWS)																	
		Area of Significant Historic Landscape										Adverse impact on Local Geodiversity Site (LGS)																	
												Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Zero/Low Impact - no or minimal mitigation required		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 adjacent the grade II listed building, former NCB Power Station.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Existing allotment site (14 plots).				
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Yes, as allotments.	Zero/Low Impact - no or minimal mitigation required 
Flooding				Infrastructure and Services							
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Houghton town centre.			Access from the east				
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact – significant mitigation required
Ground Conditions & Contamination				Suitability and Deliverability							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Allotments 14 33dpha						
								Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Site is considered suitable for development 	Site is considered potentially suitable for development	Site is not considered suitable for development 
								Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required
Site Appraisal Conclusion Not suitable for development - existing allotments to be retained.											


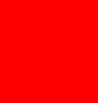

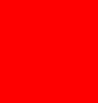
SLR Ref: SHLAA Ref: 437	Site Area: 0.46ha	Site Location: Land at Forest Estate, Forest Lane, Easington Lane		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	100	Greenfield %	0
Present Land Use: Vacant land Adjacent Uses: Housing and vacant land	Site Photos 			Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt?	Impact	No impact	
	Designations Map 			Key Designations: UDP EN10 White Land	Adjacent Designations: • Residential	1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscape and Townscape				Biodiversity		No significant issues identified.			
Category 1: Significant Constraints	Grade I Agricultural Land	No significant issues identified.		Category 1: Significant Constraints	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	No significant issues identified.			
	Ancient Woodland			Adverse impact on Site of Special Scientific Interest (SSSI)					
Category 2: Constraints	Area of High Landscape Value or Significance			Adverse impact on Local Nature Reserve (LNR)					
	Tree Preservation Order (TPO)			Adverse impact on Local Wildlife Site (LWS)					
	Grade 2 or 3a Agricultural Land			Category 2: Constraints	Adverse impact on Local Geodiversity Site (LGS)				
	Area of Significant Historic Landscape				Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor				
				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)		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints	Historic Park or Garden (EH List)		No significant issues identified.
	World Heritage Site & Setting (+ candidate)				Village Green		
Category 2: Constraints	Grade I/Grade II* Listed Building/Structure			Category 2: Constraints	Cemetery / Churchyard		
	Grade II listed Building/Structure				Public Open Space/Playing Field/Play Area		
Category 1: Significant Constraints	Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required	Is the proposed development site designated as open space or playing fields?	No.		Zero/Low Impact - no or minimal mitigation required
	Conservation Area						
Category 2: Constraints	Conservation Area			Infrastructure and Services	Is there road capacity for site traffic generation?		Access from the north or east
	Archaeological Site (Known & potential)						
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site lies within a Critical Drainage Area and Source Protection Zone. Medium incidence potential of groundwater flooding.	Is there education/community/health facility capacity for site requirements?			Zero/Low Impact - no or minimal mitigation required
	Flood Risk Zone 3A (High Vulnerability)						
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no or minimal mitigation required	Within accessible location.			Medium Impact - mitigation required
	Groundwater Flooding						
Category 2: Constraints	Surface Water Flooding – % of land within 1 in 30 incidence (high)		High Impact – significant mitigation required	How many homes could be provided?	14	34dpha	Site is considered suitable for development
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)						
Category 2: Constraints	Surface Water Flooding – % of land within 1 in 1000 incidence (less)		High Impact – significant mitigation required	Site Appraisal Conclusion	Potentially suitable for development		Site is not considered suitable for development
	Critical Drainage Area						
Category 2: Constraints	Source Protection Zone		High Impact – significant mitigation required	Site Appraisal Conclusion	Potentially suitable for development		Site is not considered suitable for development
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography	Predominantly Flat	✓	No significant issues identified.	What is considered suitable on the site?	Residential	14	34dpha
	Gentle Slope						
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion	Potentially suitable for development		Site is not considered suitable for development
	Electricity Pylon (+ 10m buffer zone)						
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion	Potentially suitable for development		Site is not considered suitable for development
	Landfill sites, Contaminated land						
Category 2: Constraints	Minerals Legacy (quarries and coal mining)		Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion	Potentially suitable for development		Site is not considered suitable for development
	Minerals Safeguarded Area						
Category 2: Constraints	High Voltage electricity line(+10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion	Potentially suitable for development		Site is not considered suitable for development

SLR Ref: SHLAA Ref: 440	Site Area: 2.96ha	Site Location: Land at Cragdale Gardens, Low Moorsley		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, golf course, agriculture		Site appraised for: Residential		Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Urban?		Urban fringe?	<input checked="" type="checkbox"/>	Open countryside?	
Site Photos 		Designations Map 		Cumulative Impact		<ul style="list-style-type: none"> Biodiversity / SSSI proximity Within Critical Drainage Area 		<ul style="list-style-type: none"> Assist in the regeneration of the urban area? 		<input type="checkbox"/>	<input type="checkbox"/>
Key Designations: UDP HA11.2 New Open Space EN10 White Land HA28.2 Hetton Bypass M5 Eastern Limit of Shallow Coalfield Area CN15 Great North Forest		Adjacent Designations:				<ul style="list-style-type: none"> Residential Agriculture Golf Course 		<ul style="list-style-type: none"> Preserve the special & separate characteristics of historic settlements? 		<input type="checkbox"/>	<input type="checkbox"/>
Landscape and Townscape				Biodiversity		<p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>				<input type="checkbox"/>	<input type="checkbox"/>
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?	Site lies near to ponds and LWS, and also forms the edge of a wildlife corridor.				<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			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 type="checkbox"/>
Area of Significant Historic Landscape				<p>Would the development of the site impact upon the connectivity of habitats?</p>		Yes, to a limited extent.				<input type="checkbox"/>	<input type="checkbox"/>
				Zero/Low Impact - no or minimal mitigation required						<input checked="" type="checkbox"/>	<input type="checkbox"/>
				Medium Impact - mitigation required						<input type="checkbox"/>	<input checked="" type="checkbox"/>
				High Impact - significant mitigation required						<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? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site provides amenity greenspace, and forms the edge of a Green Infrastructure corridor.	
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and Source Protection Zone. A small part of the site is affected by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Houghton town centre.		New access road runs through the site	
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? 60 27dpha 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 			
				Site is considered potentially suitable for development 			
				Site is not considered suitable for development 			

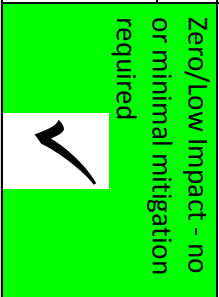


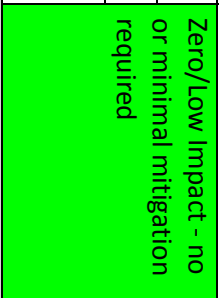
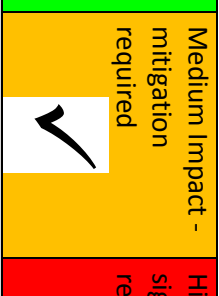

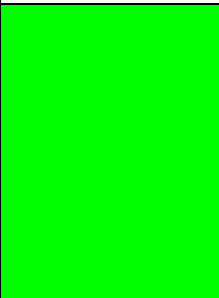
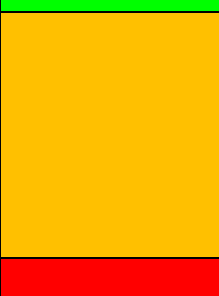
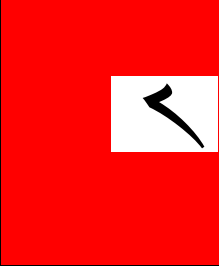
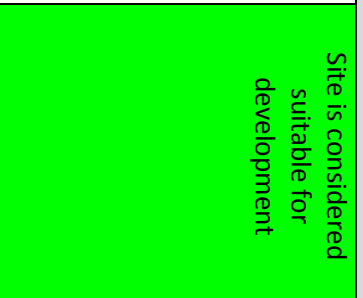

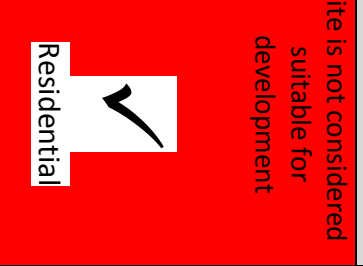
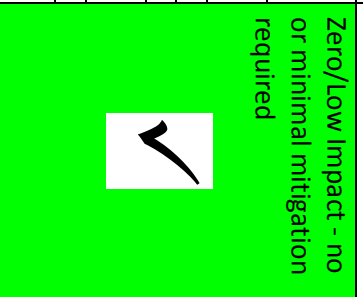
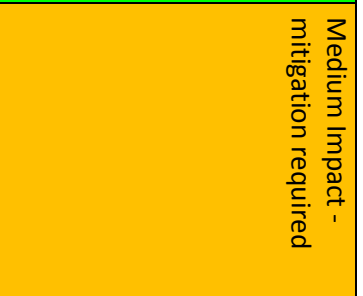
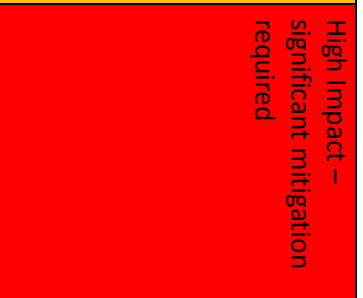
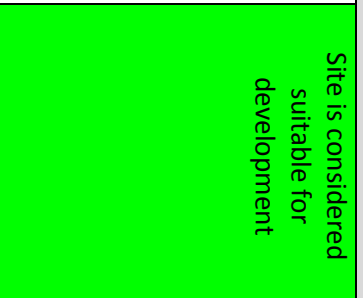

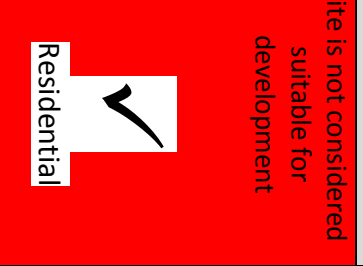
SLR Ref: SHLAA Ref: 444		Site Area: 5.66ha		Site Location: Land at Biddick Woods		YES <input checked="" type="checkbox"/>		Brownfield % 0		Greenfield % 100		Open countryside? <input checked="" type="checkbox"/>			
Present Land Use: Pasture Adjacent Uses: Woodland, railway, housing		Site appraised for: Residential		Is the site in the Green Belt? NO <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Urban?		Urban fringe?		Impact No impact			
Site Photos 		Designations Map 		Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest		Adjacent Designations: • Woodland • Former railway line • Greenspace		Cumulative Impact • Within Critical Drainage Area		Green Belt Separation In terms of core Green Belt purpose, this area helps to prevent countryside encroachment and check the sprawl of the built-up area westwards between Shiney Row and Chester-le-Street/Bourmoor (Green Belt continues westwards into County Durham). The site also forms part of a green infrastructure corridor linking Elba Park with the River Wear, although the Leamside Line separates the site to a minor extent from the wider corridor to the west within the Lambton Estate. It falls within a Critical Drainage Area and is partly affected by surface water flooding. The site already has good road access, but is located alongside the former Leamside railway line, which could reopen in the future.		Would the development of the site impact upon the connectivity of habitats? Yes. <input checked="" type="checkbox"/>		1. Check unrestricted sprawl of the built-up area? <input checked="" type="checkbox"/>	
Landscapes and Townscape		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? 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) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Category 1: Significant Constraints Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Category 2: Constraints 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		Would the development of the site impact upon the connectivity of habitats? Yes. <input checked="" type="checkbox"/>		2. Safeguard the countryside from further encroachment? <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		Agricultural land quality not known.		Agricultural land quality not known.		Agricultural land quality not known.		Agricultural land quality not known.		Agricultural land quality not known.		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 checked="" type="checkbox"/>			
Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		4. Preserve the special & separate characteristics of historic settlements? <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		Agricultural land quality not known.		Agricultural land quality not known.		Agricultural land quality not known.		Agricultural land quality not known.		Agricultural land quality not known.		5. Assist in the regeneration of the urban area? <input checked="" type="checkbox"/>			
Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. Zero/Low Impact - no or minimal mitigation required <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		Agricultural land quality not known.		Agricultural land quality not known.		Agricultural land quality not known.		Agricultural land quality not known.		Agricultural land quality not known.		Medium Impact - mitigation required <input checked="" type="checkbox"/>			
Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		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 Area of Significant Historic Landscape		Agricultural land quality not known.		Agricultural land quality not known.		Agricultural land quality not known.		Agricultural land quality not known.		Agricultural land quality not known.		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>			
Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Medium Impact - 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 Area of Significant Historic Landscape		Agricultural land quality not known.		Agricultural land quality not known.		Agricultural land quality not known.		Agricultural land quality not known.		Agricultural land quality not known.		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? Adjacent to the former Leamside line.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms part of a north-south Green Infrastructure corridor linking the River Wear to Elba Park. Amenity greenspace grass verges alongside the existing road.
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 lies within a Coal Referral Area.	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 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 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required 

SLR Ref: SHLAA Ref: 448	Site Area: 1.52ha		Site Location: Penshaw House, Station Road, Penshaw		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Is the site in the Green Belt?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Brownfield %	50	Greenfield %	50	Urban?	<input checked="" type="checkbox"/> Urban fringe?	Urban fringe?	Open countryside?	<input type="checkbox"/> Impact <input type="checkbox"/> No impact
Present Land Use: Listed building / children's home Adjacent Uses: Housing, road		Site Photos 		Site appraised for: Residential		Is the site in a Settlement Break?		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Designations Map 		Key Designations: UDP EN10 White Land		Adjacent Designations: • Residential • Road		Cumulative Impact		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required				
Landscape and Townscape		No significant issues identified.		Biodiversity		Evidence of priority species roosting and foraging in 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	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))	Evidence of priority species roosting and foraging in area..		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required				
	Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)											
Category 2: Constraints	Area of High Landscape Value or Significance	No significant issues identified.		Category 2: Constraints	Adverse impact on Local Nature Reserve (LNR)	Evidence of priority species roosting and foraging in area..		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required				
	Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?											
	Grade 2 or 3a Agricultural Land	No significant issues identified.		Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)	Evidence of priority species roosting and foraging in area..		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required				
	Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)											
		No significant issues identified.		Category 2: Constraints	Are there any known UK protected species/habitats on or adjacent to the site?	Evidence of priority species roosting and foraging in area..		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required				
					Wildlife Corridor											
		No significant issues identified.		Category 2: Constraints	Would the development of the site impact upon the connectivity of habitats?	Evidence of priority species roosting and foraging in area..		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required				
					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? Site contains grade II listed building Penshaw House and its walled garden.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Amenity greenspace within the grounds of the former children's home.	
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.	Existing access from the north ease	
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 15 11dpha	Site Appraisal Conclusion Site considered suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			<input checked="" type="checkbox"/>	High Impact - significant mitigation required			Site is not considered suitable for development

SLR Ref: SHLAA Ref: 458		Site Area: 2.34ha		Site Location: Phase 3 Dubmire Industrial Estate		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		0 <input type="checkbox"/> Greenfield % <input type="checkbox"/> 100 <input type="checkbox"/>			
Present Land Use: Pasture (unused employment land)		Adjacent Uses: Employment land, pasture		Site appraised for: Residential and Employment		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact <input type="checkbox"/> No impact <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
Site Photos 				Designations Map 				Cumulative Impact <ul style="list-style-type: none"> • Within Critical Drainage Area • Local Road Network • School capacity 				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? <input checked="" type="checkbox"/>			
Landscape and Townscape Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland				No significant issues identified.				Category 1: Significant Constraints Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? <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				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>				The site forms part of the Moors Burn wildlife corridor, and has evidence of priority habitats and species on site, within the burn, and rooting in the area.							
				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"/>				Would the development of the site impact upon the connectivity of habitats? Yes, site forms the edge of the Moors Burn wildlife corridor. <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"/>							


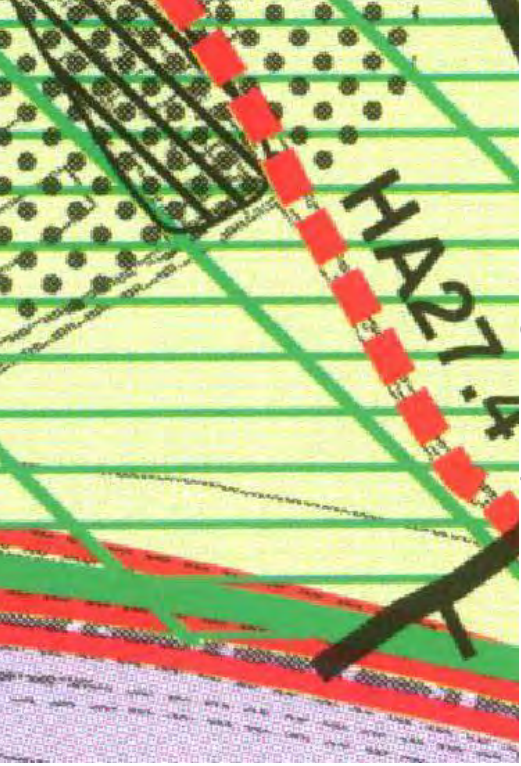
Historic Environment and Culture				Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? (minor archaeological significance (mill race to nearby mill)).				Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms informal natural greenspace (not on Greenspace Audit), and the western edge of the Green Infrastructure corridor separating Fence Houses and Houghton-le-Spring.						
										Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Is the proposed development site designated as open space or playing fields?
										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?	Existing access through industrial estate. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.
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	Nearest local facilities at Fence Houses / Dubmire.										
Ground Conditions & Contamination				Suitability and Deliverability								
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Site lies within a Coal Referral Area.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment 53 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	Site Appraisal Conclusion Land is allocated for employment land and not currently considered suitable for residential development. The Employment Land Review indicates that the Council may wish to reconsider employment allocation in this location, however it is unlikely that the site could be delivered for housing in isolation.										
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)												






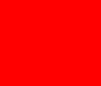
SLR Ref: SHLAA Ref: 459		Site Area: 4.58ha		Site Location: Phase 3 and 4 Dubmire Industrial Estate		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?			
						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input checked="" type="checkbox"/> Urban fringe?		<input type="checkbox"/> 100 <input type="checkbox"/> Greenfield %		<input type="checkbox"/> 0 <input type="checkbox"/> Open countryside?			
Present Land Use: Employment land and housing				Adjacent Uses: Employment land and housing				Is the site in a Settlement Break?		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
Site Photos				Designations Map				Cumulative Impact							
								Key Designations: UDP HA1.3 Employment land		Adjacent Designations: <ul style="list-style-type: none"> • Employment land • Residential 		<ul style="list-style-type: none"> • Within Critical Drainage Area • Local Road Network • School capacity 			
Landscape and Townscape				Biodiversity											
Category 1: Significant Constraints		Grade 1 Agricultural Land		No significant issues identified.				Category 1: Significant Constraints		The site lies within proximity to ponds with priority species, and also close to roosting sites.					
		Ancient Woodland						Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))							
		Area of High Landscape Value or Significance						Adverse impact on Site of Special Scientific Interest (SSSI)							
		Tree Preservation Order (TPO)						Adverse impact on Local Nature Reserve (LNR)							
Category 2: Constraints		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			
		Grade 2 or 3a Agricultural Land													
		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?				Would the development of the site impact upon the connectivity of habitats?											
No.				No.											
		Zero/Low Impact - no or minimal mitigation required													
		Medium Impact - mitigation required													
		High Impact - significant mitigation required													



Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.			
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment 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. The site is also affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities are at Fence Houses / Dubnirre.	Access from the south. The Newbottle, Dubnirre and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.		
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required
Ground Conditions & Contamination				Suitability and Deliverability					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	The site lies within a Coal Referral Area. Existing employment land (potential contamination).	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?	Employment 133 39dpha		
						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
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 currently allocated for employment use. Employment Land Review recommends that land is retained for employment use. Housing development would therefore be inappropriate.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development Residential				

SLR Ref: SHLAA Ref: 460	Site Area: 4.00ha	Site Location: Britannia Terrace Allotments (also known as North of Black Boy Rd – site B).		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	
Present Land Use: Allotments Adjacent Uses: Housing and greenspace	Site appraised for: Residential	Site Photos 		Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Designations Map 		Key Designations: UDP L1/7/9 Existing open space	Adjacent Designations: <ul style="list-style-type: none"> Residential Pasture 	Cumulative Impact <ul style="list-style-type: none"> Biodiversity / SSSI proximity Within Critical Drainage Area Local Road Network School capacity 						
Landscape and Townscape		No significant issues identified.		Biodiversity		Site is linked to wider wildlife corridor to the south. Evidence of priority species in vicinity of area.				
Category 1: Significant Constraints	Grade I Agricultural Land Ancient Woodland			Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS)					
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					
	Area of Significant Historic Landscape	Zero/Low Impact - no or minimal mitigation required		Would the development of the site impact upon the connectivity of habitats?	Yes, to the Black Boy Rd area.					
		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								


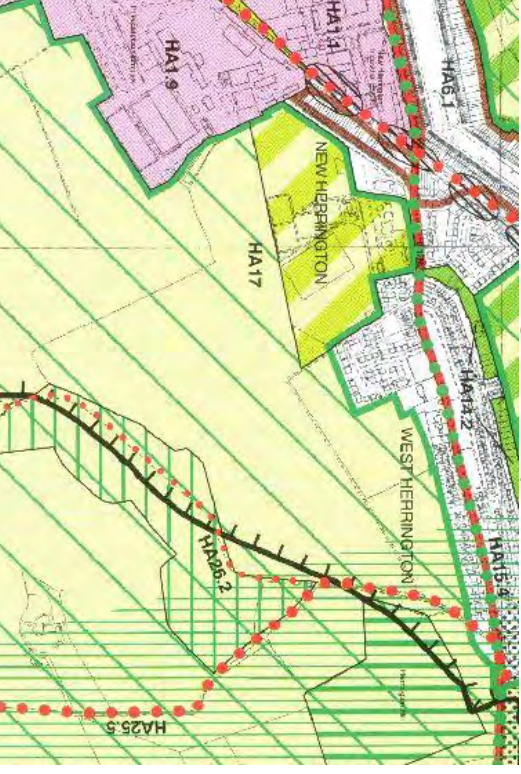
Historic Environment and Culture				Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Archaeological significance to the northern half of the site.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			The site forms the Britannia Terrace allotments (restrictive covenant affecting site to 2017).			
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 and is affected in places by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.			Access from north west corner. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.			
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			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 60 20dpha	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	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	Potentially suitable for development, provided that significant issues can be overcome.	Site is considered potentially suitable for development	Site is not considered suitable for development		

SLR Ref: SHLAA Ref: 464		Site Area: 0.85ha		Site Location: Land east of The Granaries, Offerton		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield %		50		Greenfield %		50		Open countryside?		<input checked="" type="checkbox"/>			
Present Land Use: Adjacent Uses:		Site appraised for:		Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact							
Site Photos 				Designations Map 				Green Belt Separation In terms of core Green Belt purpose, this Field helps to prevent countryside encroachment and urban sprawl. It lies on the edge of the hamlet of Offerton, forming part of the strategic green infrastructure and wildlife corridor between Sunderland and Houghton-le-Spring. It forms part of the Magnesian Limestone Escarpment.				1. Check unrestricted sprawl of the built-up area?		<input checked="" type="checkbox"/>		<input type="checkbox"/>					
Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors M5 Eastern Limit of Shallow Coalfield Area				Adjacent Designations:				Cumulative Impact				2. Safeguard the countryside from further encroachment?		<input checked="" type="checkbox"/>		<input type="checkbox"/>					
Adjacent Designations:				<ul style="list-style-type: none"> • Agriculture • Residential • Dual carriageway 								3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor?		<input checked="" type="checkbox"/>		<input type="checkbox"/>					
Landscape and Townscape				Category 1: Significant Constraints				Category 1: Significant Constraints				4. Preserve the special & separate characteristics of historic settlements?		<input checked="" type="checkbox"/>		<input type="checkbox"/>					
Grade 1 Agricultural Land				Ancient Woodland				Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]				5. Assist in the regeneration of the urban area?		<input checked="" type="checkbox"/>		<input type="checkbox"/>					
Area of High Landscape Value or Significance				Tree Preservation Order (TPO)				Adverse impact on Site of Special Scientific Interest (SSSI)				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"/>					
Grade 2 or 3a Agricultural Land								Adverse impact on Local Nature Reserve (LNR)				The site lies within a wildlife corridor, and has potential to support farmland birds..		<input type="checkbox"/>		<input type="checkbox"/>					
Category 2: Constraints				Area of Significant Historic Landscape				Category 2: Constraints				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					
Area of Significant Historic Landscape				Tree Preservation Order (TPO)				Adverse impact on Local Wildlife Site (LWS)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					
Grade 2 or 3a Agricultural Land								Adverse impact on Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					
				Area of Significant Historic Landscape				Are there any known UK protected species/habitats on or adjacent to the site?				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					
				Area of Significant Historic Landscape				Wildlife Corridor				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					
				Area of Significant Historic Landscape				Would the development of the site impact upon the connectivity of habitats?				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					
				Area of Significant Historic Landscape				Yes.				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					
				Area of Significant Historic Landscape				<input checked="" type="checkbox"/>				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 specific site issues.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site lies within a major Green Infrastructure corridor, north-south between the River Wear and County Durham. A Right of Way passes along the north of the site.							
								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 
Flooding				Infrastructure and Services							
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Does the site have any historical or archaeological significance? No significant issues identified. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from local facilities.	Access from north west corner. 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	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?	10 13dpha							
								Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Site is considered suitable for development 	Site is considered potentially suitable for development	Site is not considered suitable for development 
								Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			
Site forms part of the Green Belt.				Site Appraisal Conclusion							

SLR Ref: SHLAA Ref: 465		Site Area: 23.94ha		Site Location: Land adjacent to Herrington Country Park		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield %		Greenfield %		100			
Present Land Use: Agriculture		Adjacent Uses: Housing, Country Park		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact No impact		Urban? <input type="checkbox"/> Urban fringe? <input checked="" type="checkbox"/> Open countryside? <input type="checkbox"/>		Impact No impact	
Site Photos				Designations Map				Green Belt Separation									
								In terms of core Green Belt purpose, this area helps to prevent countryside encroachment, urban sprawl and urban areas from merging. It forms an important part of the landscape, being particularly visible from viewpoints within Herrington Country Park and Penshaw Monument. It also supports the local green infrastructure corridor between Herrington Country Park and Elba Park. Pylons cross the site.									
Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest				Adjacent Designations:				Cumulative Impact									
				<ul style="list-style-type: none"> Residential Country Park 				<ul style="list-style-type: none"> Biodiversity / SSSI proximity Within Critical Drainage Area Local Road Network School capacity 									
Landscape and Townscape						Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land		The site lies in close proximity to the Magnesian Limestone Escarpment and is particularly visible from Penshaw Monument. Agricultural land quality not known.													
		Ancient Woodland															
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 European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))									
		Area of High Landscape Value or Significance		✓		Adverse impact on Site of Special Scientific Interest (SSSI)											
		Tree Preservation Order (TPO)				Adverse impact on Local Nature Reserve (LNR)											
		Grade 2 or 3a Agricultural Land		?		Are there any known European protected species/habitats on or adjacent to the site?		✓									
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Adverse impact on Local Wildlife Site (LWS)		✓									
				Medium Impact - mitigation required		Adverse impact on Local Geodiversity Site (LGS)											
				High Impact - significant mitigation required		Are there any known UK protected species/habitats on or adjacent to the site?											
				Zero/Low Impact - no or minimal mitigation required		Wildlife Corridor		✓									
				Medium Impact - mitigation required		Would the development of the site impact upon the connectivity of habitats?		Yes.									
				High Impact - significant mitigation required													



Historic Environment and Culture				Green Infrastructure									
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? The site is located within the wider setting of the grade I listed Penshaw Monument.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site lies within a Green Infrastructure corridor linking Herrington Country Park, Herrington Burn and Elba Park. A public right of way follows the southern boundary of 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	No.	Zero/Low Impact - no or minimal mitigation required						
Flooding				Infrastructure and Services									
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The eastern boundary of the site falls within the functional floodplain of the Herrington Burn and 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? Nearest local facilities are at Shiney Row.	Access possible from western boundaries, may require improvements to roundabout	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities are at Shiney Row.	No.	Zero/Low Impact - no or minimal mitigation required						
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required	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?	Agriculture 360 20dpha	Zero/Low Impact - no or minimal mitigation required						
Ground Conditions & Contamination				Suitability and Deliverability									
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Electricity pylons cut through the centre of the site.	Site forms part of the Green Belt.	Site is considered suitable for development	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 360 20dpha	Site is considered suitable for development						
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site Appraisal Conclusion	Site forms part of the Green Belt.	Site is considered suitable for development						
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site Appraisal Conclusion	Site forms part of the Green Belt.	Site is not considered suitable for development						




SLR Ref: SHLAA Ref: 466		Site Area: 25.81ha		Site Location: Land to the south of West and New Herrington		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield %		0		Greenfield %		100		Urban?		Urban fringe?		Open countryside?		<input checked="" type="checkbox"/>																																																					
Present Land Use: Agriculture, woodland, housing				Adjacent Uses: Agriculture, woodland, housing				Is the site in a Settlement Break?				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Would development on this site impact upon the five purposes of the Green Belt?				Impact				No impact																																																					
Site Photos						Designations Map						Green Belt Separation						1. Check unrestricted sprawl of the built-up area?						2. Safeguard the countryside from further encroachment?						3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?						4. Preserve the special & separate characteristics of historic settlements?						5. Assist in the regeneration of the urban area?																																			
												Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest M5 Eastern Limit of Shallow Coalfield Area CN23 Wildlife Corridors						Adjacent Designations: • Agriculture • Woodland • Residential • Parkland						Cumulative Impact • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network • School capacity						Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.						Zero/Low Impact - no or minimal mitigation required						Medium Impact - mitigation required						High Impact - significant mitigation required																													
Landscape and Townscape																																																																													
Category 1: Significant Constraints						Grade 1 Agricultural Land						The site forms the backdrop to the Magnesian Limestone Escarpment (an area of high landscape value). Agricultural land quality not known.						Category 1: Significant Constraints						Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]						Adverse impact on Site of Special Scientific Interest (SSSI)						Adverse impact on Local Nature Reserve (LNR)						Are there any known European protected species/habitats on or adjacent to the site?						Adverse impact on Local Wildlife Site (LWS)						Adverse impact on Local Geodiversity Site (LGS)						Are there any known UK protected species/habitats on or adjacent to the site?						Wildlife Corridor						Would the development of the site impact upon the connectivity of habitats?					
Category 2: Constraints						Area of High Landscape Value or Significance												Tree Preservation Order (TPO)						Adverse impact on Local Wildlife Site (LWS)						Adverse impact on Local Geodiversity Site (LGS)						Are there any known UK protected species/habitats on or adjacent to the site?						Wildlife Corridor						Would the development of the site impact upon the connectivity of habitats?																													
						Grade 2 or 3a Agricultural Land												?						Adverse impact on Local Wildlife Site (LWS)						Adverse impact on Local Geodiversity Site (LGS)						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						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? Site is in close proximity to Phildelphia complex, containing 5 listed buildings, and potential beneath ground archaeology. Also within wider setting of Newbottle Conservation Area and grade II listed St Matthews Church..	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms a significant part of a Green Infrastructure corridor that runs north-south from the River Wear to County Durham. A public right of way passes along the eastern boundary of the site.	Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required	Category 1: Significant Constraints Medium Impact - mitigation required	Category 1: Significant Constraints High Impact - significant mitigation required	Category 1: Significant Constraints 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 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)	The site lies within a Critical Drainage Area, and is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from local facilities.	Access issues. Primary access may be possible to the north, secondary access would have to be investigated.	Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required	Category 1: Significant Constraints Medium Impact - mitigation required	Category 1: Significant Constraints High Impact - significant mitigation required	Category 1: Significant Constraints 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 Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone
Ground Conditions & Contamination											
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.				Suitability and Deliverability What is considered suitable on the site? Agriculture		How many homes could be provided? 300		How many jobs could the site provide for? 15dpha	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required				Site Appraisal Conclusion Site is considered suitable for development		Site is considered potentially suitable for development		Site is not considered suitable for development	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Zero/Low Impact - no or minimal mitigation required				Site Appraisal Conclusion Site is considered suitable for development		Site is considered potentially suitable for development		Site is not considered suitable for development	

SLR Ref: SHLAA Ref: 468	Site Area: 6.40ha	Site Location: Land at Sedgelych Industrial Estate	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %	0	Greenfield %	100	Impact	
Present Land Use: Unused employment land Adjacent Uses: Employment land, sewage works	Site appraised for: Residential	Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt?	Urban?	Urban fringe?	Open countryside?	No impact		
Site Photos		Designations Map		1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shirey Row with Washington, Chester-le-Street and Bourm Moor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/>						
				Key Designations: UDP HA1.2 Existing Employment Land. CN15 Great North Forest						
		Adjacent Designations:		<ul style="list-style-type: none"> • Employment land • Housing • Sewage works • Country Park 						
Landscape and Townscape		Biodiversity								
Category 1: Significant Constraints	Grade I Agricultural Land	No significant issues identified.								
	Ancient Woodland									
Category 2: Constraints	Area of High Landscape Value or Significance	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? <input checked="" type="checkbox"/> Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/> Wildlife Corridor <input checked="" type="checkbox"/>								
	Tree Preservation Order (TPO)									
	Grade 2 or 3a Agricultural Land									
	Area of Significant Historic Landscape	Category 1: Significant Constraints Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/> Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/> Wildlife Corridor <input checked="" type="checkbox"/>								
		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, beside the Lumley park Burn. <input checked="" type="checkbox"/>			The site forms part of the Lumley Park Burn wildlife corridor, and links to Elba Park and the LWS ponds at Sedgelych Sewage Works. There is evidence of a number of protected species in this area.			Would the development of the site impact upon the connectivity of habitats? Yes, beside the Lumley park Burn. <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 part of the Green Infrastructure corridor along the Lumley Park Burn and towards Elba Park. The eastern part of the site provides amenity grass verge and a public right of way follows the western and northern edge of 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				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 Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms part of the Green Infrastructure corridor along the Lumley Park Burn and towards Elba Park. The eastern part of the site provides amenity grass verge and a public right of way follows the western and northern edge of the site.	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			Does the site have any historical or archaeological significance? Local archaeological significance.	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment		The site forms part of the Green Infrastructure corridor along the Lumley Park Burn and towards Elba Park. The eastern part of the site provides amenity grass verge and a public right of way follows the western and northern edge of the site.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Category 1: Significant Constraints Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms part of the Green Infrastructure corridor along the Lumley Park Burn and towards Elba Park. The eastern part of the site provides amenity grass verge and a public right of way follows the western and northern edge of the site.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Ground Conditions & Contamination				Infrastructure and Services					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms part of the Green Infrastructure corridor along the Lumley Park Burn and towards Elba Park. The eastern part of the site provides amenity grass verge and a public right of way follows the western and northern edge 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)			Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms part of the Green Infrastructure corridor along the Lumley Park Burn and towards Elba Park. The eastern part of the site provides amenity grass verge and a public right of way follows the western and northern edge of the site.	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)			Does the site have any historical or archaeological significance? Local archaeological significance.	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment		The site forms part of the Green Infrastructure corridor along the Lumley Park Burn and towards Elba Park. The eastern part of the site provides amenity grass verge and a public right of way follows the western and northern edge of the site.	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				Suitability and Deliverability					
The site lies within a Coal Referral Area.				What is considered suitable on the site? Residential					
The site lies within a Coal Referral Area.				How many homes could be provided? 120					
The site lies within a Coal Referral Area.				How many jobs could the site provide for? 30dppha					
Site Appraisal Conclusion				Site Appraisal Conclusion					
Zero/Low Impact - no or minimal mitigation required				Site is considered suitable for development					
Medium Impact - mitigation required				Site is considered potentially suitable for development					
High Impact – significant mitigation required				Site is not considered suitable for development					

SLR Ref: SHLAA Ref: 469	Site Area: 0.64ha	Site Location: Former Kentmere House, Sunnyside, Houghton-le-Spring		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	Site Photos 			Site appraised for: Residential	Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																							
Designations Map 				Key Designations: UDP EN10 White Land	Adjacent Designations: • Residential	Cumulative Impact • Within Critical Drainage Area • Local Road Network • School capacity																												
Landscape and Townscape				Biodiversity																														
Category 1: Significant Constraints	Grade 1 Agricultural Land Ancient Woodland	No significant issues identified.																																
Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape	<table border="1"> <tr> <td>Category 1: Significant Constraints</td> <td>Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</td> <td></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><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Wildlife Corridor</td> <td></td> </tr> </table>									Category 1: Significant Constraints	Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]			Adverse impact on Site of Special Scientific Interest (SSSI)			Adverse impact on Local Nature Reserve (LNR)			Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>	Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>		Wildlife Corridor	
Category 1: Significant Constraints	Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]																																	
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Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)																																	
	Adverse impact on Local Geodiversity Site (LGS)																																	
	Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>																																
	Wildlife Corridor																																	
		Would the development of the site impact upon the connectivity of habitats?		No.																														
		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required																												
		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>																												


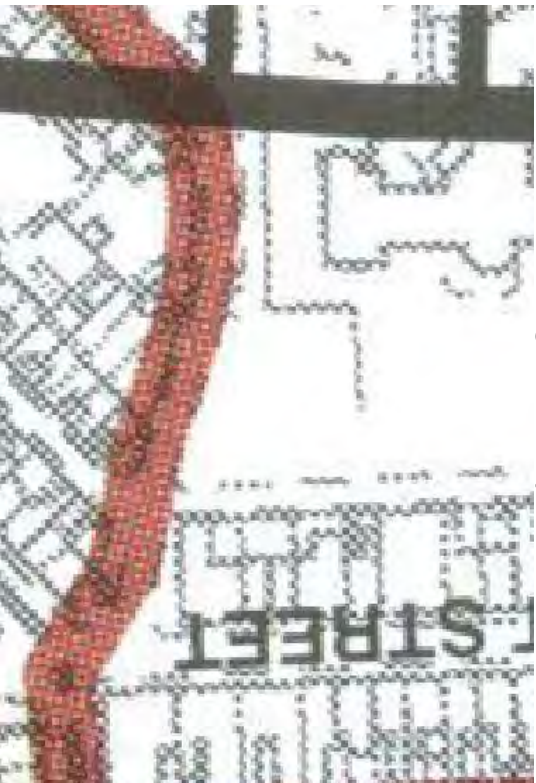
Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (H List) Village Green Cemetery / Churchyard		Site provides (private) amenity greenspace.	
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area, and is partly affected by surface water flooding. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		Access from the east. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	
Ground Conditions & Contamination							
Site Topography	Predominantly Flat		The site lies within a Coal Referral Area.	Suitability and Deliverability			
	Gentle Slope Undulating Steep Slope			What is considered suitable on the site? Residential	How many homes could be provided? 16	How many jobs could the site provide for? 28dpha	
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		
					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 

SLR Ref: 470 SHLAA Ref:	Site Area: 0.34ha	Site Location: Former Gilpin House, Sunnyside, Houghton-le-Spring		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	100	Greenfield %	0			
Present Land Use: Amenity greenspace Adjacent Uses: Housing		Site appraised for: Residential	Is the site in the Green Belt? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Urban? <input checked="" type="checkbox"/>	Urban fringe? <input type="checkbox"/>	Open countryside? <input type="checkbox"/>	Impact	No impact			
Site Photos 		Designations Map 		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.							
Site Photos 		Key Designations: UDP EN10 White Land		Adjacent Designations: • Residential		Cumulative Impact • Within Critical Drainage Area • Local Road Network • School capacity					
Landscape and Townscape				Protected species roosting in area.							
Category 1: Significant Constraints Grade 1 Agricultural Land Ancient Woodland		No significant issues identified.		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? 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) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape				Would the development of the site impact upon the connectivity of habitats? No.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			



Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints	Historic Park or Garden (EH List)		Site provides (private) amenity greenspace.				
	World Heritage Site & Setting (+ candidate)				Village Green						
	Grade I/Grade II* Listed Building/Structure				Cemetery / Churchyard						
Category 2: Constraints	Grade II listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			
	Conservation Area			Natural greenspace							
				Allotment							
				Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor							
				Is the proposed development site designated as open space or playing fields?							
				Yes, as open space that belonged to Gilpin House		Zero/Low Impact - no or minimal mitigation required		High Impact – significant mitigation required			
				Is there road capacity for site traffic generation?				Access from the west.			
				Is there water and sewerage capacity for site requirements?				The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.			
				Is there education/community/health facility capacity for site requirements?							
				What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?				Within accessible location.			
				Category 2: Constraints				Zero/Low Impact - no or minimal mitigation required			
				Flood Risk Zone 2(Medium Vulnerability)				Medium Impact - mitigation required			
				Groundwater Flooding				High Impact – significant mitigation required			
				Surface Water Flooding – % of land within 1 in 30 incidence (high)							
				Surface Water Flooding – % of land within 1 in 100 incidence (medium)							
				Surface Water Flooding – % of land within 1 in 1000 incidence (less)				15%			
				Critical Drainage Area				✓			
				Source Protection Zone							
Ground Conditions & Contamination											
Site Topography	Predominantly Flat			✓	The site lies within a Coal Referral Area.						
	Gentle Slope										
	Undulating										
	Steep Slope										
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone				Zero/Low Impact - no or minimal mitigation required						
	Electricity Pylon (+ 10m buffer zone)				Medium Impact - mitigation required						
	HSE COMAH Middle or Outer Zone				High Impact – significant mitigation required						
	Landfill sites, Contaminated land										
Category 2: Constraints	Minerals Legacy (quarries and coal mining)			✓							
	Minerals Safeguarded Area										
	High Voltage electricity line(+10m buffer zone)										
Suitability and Deliverability											
What is considered suitable on the site?				Residential	Potentially suitable for development.						
How many homes could be provided?				7							
How many jobs could the site provide for?				21dpha							
Site Appraisal Conclusion				Site is considered suitable for development							
				Site is considered potentially suitable for development		Site is not considered suitable for development					

SLR Ref: 472	Site Area: 0.19 ha	Site Location: Hetton Community Centre, Hetton-le-Hole		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield %	100	Greenfield %	0		
SHLAA Ref:				YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Urban?	<input checked="" type="checkbox"/>	Urban fringe?	<input type="checkbox"/>	Open countryside?	<input type="checkbox"/>
Present Land Use: Community Centre Adjacent Uses: Housing and allotments		Site appraised for: Residential		Is the site in the Green Belt?		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact	
Site Photos		Designations Map		Is the site in a Settlement Break?		1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>		<input type="checkbox"/>	
				Cumulative Impact		2. Safeguard the countryside from further encroachment?		<input type="checkbox"/>		<input type="checkbox"/>	
				<ul style="list-style-type: none">• Within Critical Drainage Area		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourne Moor?		<input type="checkbox"/>		<input type="checkbox"/>	
				Key Designations:		4. Preserve the special & separate characteristics of historic settlements?		<input type="checkbox"/>		<input type="checkbox"/>	
				UDP L1/7/9 Existing open space		5. Assist in the regeneration of the urban area?		<input type="checkbox"/>		<input type="checkbox"/>	
				CN15 Great North Forest		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"/>	
				M5 Eastern Limit of Shallow Coalfield Area							
Landscape and Townscape				Biodiversity							
Category 1: Significant Constraints		Grade I Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				Site lies on the edge of a wildlife corridor and in close proximity to ponds, with evidence of priority species within area (and roosting in vicinity). Site acts as a buffer to nearby LWS.	
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)					
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)					
		Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>			
		Grade 2 or 3a Agricultural Land		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>			
		Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)		<input checked="" 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 type="checkbox"/>		Wildlife Corridor		<input checked="" type="checkbox"/>			
		High Impact - significant mitigation required		<input type="checkbox"/>		Would the development of the site impact upon the connectivity of habitats?		Yes, to a limited extent.			
		Zero/Low Impact - no or minimal mitigation required		<input checked="" type="checkbox"/>		Medium Impact - mitigation required		<input checked="" type="checkbox"/>			
		Medium Impact - mitigation required		<input type="checkbox"/>		High Impact - significant mitigation required		<input type="checkbox"/>			


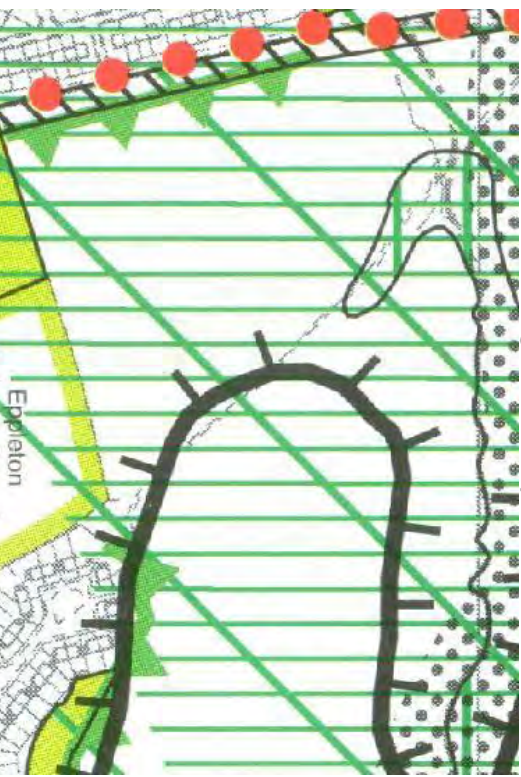
Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site is linked to a wider amenity greenspace area, and forms the edge of 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
		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Zone and Source Protection Zone. Medium incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		Access from the north / west through existing residential 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	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 6 32dpha	Potentially suitable for development.		
						Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site Appraisal Conclusion				
		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: 494	Site Area: 0.08 ha	Site Location: Land at Chapel Street and Edward Street, Hetton Downs		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100					
SHLAA Ref:						Urban?	<input checked="" type="checkbox"/>	Urban fringe?		Open countryside?				
Present Land Use: Amenity greenspace, vacant land		Site appraised for: Residential		Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					Impact	<input type="checkbox"/>	No impact	<input type="checkbox"/>
Site Photos 		Designations Map 		Key Designations: UDP EN10 White Land	Adjacent Designations: <ul style="list-style-type: none">ResidentialCommercialGreenspace	Cumulative Impact <ul style="list-style-type: none">Biodiversity / SSSI proximityWithin Critical Drainage AreaSchool capacity								
Landscape and Townscape		No significant issues identified.		Biodiversity		The site is in proximity to ponds, and priority species roosting in the area.								
Category 1: Significant Constraints	Grade I Agricultural Land			Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))									
	Ancient Woodland			Adverse impact on Site of Special Scientific Interest (SSSI)										
Category 2: Constraints	Area of High Landscape Value or Significance			Adverse impact on Local Nature Reserve (LNR)										
	Tree Preservation Order (TPO)			Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>									
	Grade 2 or 3a Agricultural Land			Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)									
	Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)									
					Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>								
					Wildlife Corridor									
				Would the development of the site impact upon the connectivity of habitats?	No.									
				Zero/Low Impact - no or minimal mitigation required	<input checked="" type="checkbox"/>	Medium Impact - mitigation required		<input checked="" type="checkbox"/>	High Impact - significant mitigation required					


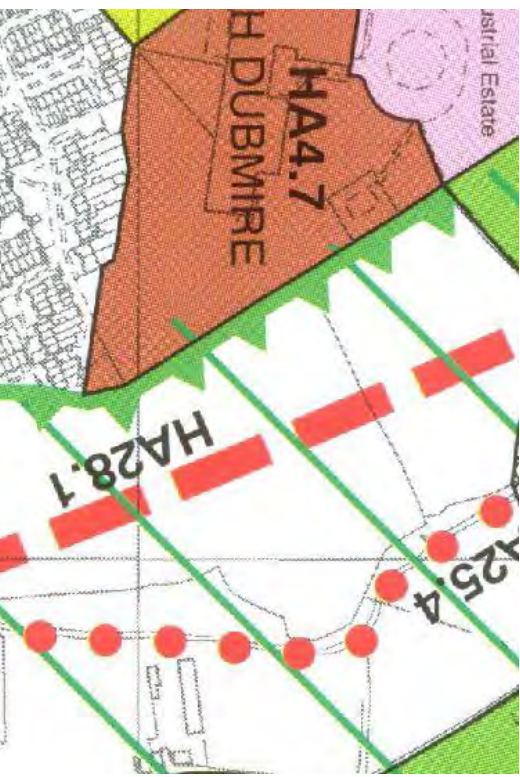
Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms informal 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	Zero/Low Impact - no or minimal mitigation required 
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required 				
Ground Conditions & Contamination			Suitability and Deliverability		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	What is considered suitable on the site? Residential	How many homes could be provided? 6	How many jobs could the site provide for? 75dpha
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>		Site Appraisal Conclusion Site has existing planning approval and is considered suitable for development	Site is considered suitable for development 	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	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: 529		Site Area: 0.11ha		Site Location: Former Safari Coaches site, Elemore.		Is the site in the Green Belt?		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield %		100	Greenfield %	0	Open countryside?		
SHLAA Ref:		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt?		Urban?	<input checked="" type="checkbox"/>	Urban fringe?	<input type="checkbox"/>	Impact	<input type="checkbox"/>	No impact	
Present Land Use: Existing buildings		Site Photos		Designations Map		Cumulative Impact		1. Check unrestricted sprawl of the built-up area?		2. Safeguard the countryside from further encroachment?		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bourmoor?		4. Preserve the special & separate characteristics of historic settlements?		5. Assist in the regeneration of the urban area?	
Adjacent Uses: Housing						<ul style="list-style-type: none"> • Within Critical Drainage Area 		<p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Key Designations: UDP EN10 White land CN15 Great North Forest		Adjacent Designations: <ul style="list-style-type: none"> • Residential • Agriculture 		Landscape and Townscape Grade I Agricultural Land Ancient Woodland Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape		Biodiversity Category 1: Significant Constraints Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Site lies within a broader landscape associated with the Magnesian Limestone Escarpment, which is considered to be of higher landscape value. Site lies within a wildlife corridor, and there is evidence of priority species in the area.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
Category 2: Constraints		<input checked="" type="checkbox"/>		Would the development of the site impact upon the connectivity of habitats?		Yes: <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		Medium Impact - mitigation required		High Impact - significant mitigation required	



Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and Source Protection Zone. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Limited accessibility.		Access from the north.
Ground Conditions & Contamination			Suitability and Deliverability		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	What is considered suitable on the site? Residential How many homes could be provided? 7 How many jobs could the site provide for? 64dpha		
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 has planning approval. Building still in operation. Potentially suitable for residential development.		







SLR Ref: SHLAA Ref: 536		Site Area: 1.95ha		Site Location: Land to the north of Byer Square, Hetton Downs		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100		Open countryside? <input checked="" type="checkbox"/>					
Present Land Use: Adjacent Uses:				Site appraised for: Residential				Is the site in a Settlement Break?				YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>											
Site Photos 				Designations Map 				Settlement Break Separation The urban areas of Houghton-le-Spring and Hetton-le-Hole are joined by a narrow ribbon of housing along the A182, therefore in strict terms the towns are not 'separated' at all. The Settlement Break to the east of this road acts more as a green wedge, but has nevertheless helped to sustain and retain an impression of separateness and distinctiveness between the two communities. This land forms part of a wildlife corridor and the Magnesian Limestone Escarpment, and also contains part of the Rough Dene Burn Local Wildlife Site. The site is also undulating and affected by surface water flooding and previous landfilling.															
Key Designations: UDP CN6 Settlement Break CN21 Local Wildlife Sites CN15 Great North Forest CN23 Wildlife Corridors EN10 White Land M5 Eastern Limit of Shallow Coalfield Area				Adjacent Designations: • Pasture • Woodland • Agriculture • Residential				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required		High Impact - significant mitigation required									
Landscape and Townscape				Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland				Category 1: Significant Constraints The site lies within an area of High Landscape Value (Magnesian Limestone Escarpment) and partly forms the backdrop to Copt Hill Scheduled Ancient Monument. Agricultural land quality not known.				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				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? Wildlife Corridor				Category 1: Significant Constraints Direct impact on Rough Dene Burn LWS and LGS. Evidence of priority species in the area. Part of the Rough Dene Burn wildlife corridor and wider corridor north – south between Houghton and Sunderland. Adverse impact to Ancient Semi-natural Woodland.			
Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land				Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land				Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor				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 Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor							
Area of Significant Historic Landscape				Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required		High Impact - significant mitigation required									
								Would the development of the site impact upon the connectivity of habitats?				Yes <input checked="" type="checkbox"/>											
								Would the development of the site impact upon the connectivity of habitats?				Yes <input checked="" type="checkbox"/>											



Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? Site is located within the setting of Copt Hill Scheduled Ancient Monument.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site provides quality natural greenspace and forms part of a Green Infrastructure corridor that runs north-south linking the River Wear to County Durham, as well as the east-west corridor along Rough Dene Burn. 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)						
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site partly lies within a Critical Drainage Area and Source Protection Zone, and the western edge of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Houghton and Hetton town centres.	Access issues. The Hetton Downs and North Road area places further pressure on local school capacity to the north and the Hetton area.	Zero/Low Impact - no or minimal mitigation required
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	The site has undulating topography and is subject to past landfill.	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?	Natural greenspace / pasture 35 20dppha	Site is considered suitable for development

SLR Ref:		Site Area: 1.59ha		Site Location: Land to the west of Mulberry Way, Houghton-le-Spring		Is the site in the Green Belt?		Brownfield %		Greenfield %		100			
SHLAA Ref: 539				Site appraised for: Residential		Is the site in a Settlement Break?		Urban?		Urban fringe?		Open countryside?			
Present Land Use: Natural greenspace Adjacent Uses: Housing and floodplain				Site Photos 				Settlement Break Separation Though both the full geographical areas of Fence Houses and Houghton-le-Spring have evolved and expanded over time, these two areas have remained distinct and physically separate, supported by this Settlement Break which provides an important green wedge between the two communities. The new road has made an obvious impact to the nature of the Settlement Break. A portion of land has been left to the west of the road, which lies above the floodplain and is not specifically classed as amenity greenspace. It is not immediately clear what role this remaining greenfield land has, and it would not seem critical to the Green Infrastructure corridor. The new road could therefore form a new western boundary to the Settlement Break.							
Key Designations: UDP CN6 Settlement Break EN10 White Land CN15 Great North Forest				Designations Map 				Cumulative Impact • Within Critical Drainage Area • Local Road Network • School capacity							
Adjacent Designations: • Residential • Pasture															
Landscape and Townscape															
Category 1: Significant Constraints		Grade I Agricultural Land		Agricultural land quality not known (Grade 3A land nearby).											
		Ancient Woodland													
Category 2: Constraints		Area of High Landscape Value or Significance													
		Tree Preservation Order (TPO)													
		Grade 2 or 3a Agricultural Land		?											
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required											
				Medium Impact - mitigation required				High Impact - significant mitigation required							
				✓											
Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))													
		Adverse impact on Site of Special Scientific Interest (SSSI)													
		Adverse impact on Local Nature Reserve (LNR)													
		Are there any known European protected species/habitats on or adjacent to the site?													
Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)													
		Adverse impact on Local Geodiversity Site (LGS)													
		Are there any known UK protected species/habitats on or adjacent to the site?		✓											
		Wildlife Corridor		✓											
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
				✓											
				The site forms natural greenspace and is part of a wildlife corridor. There is evidence of priority species in the area.											
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
				✓											
				Would the development of the site impact upon the connectivity of habitats?				Yes, to a limited extent.							



Historic Environment and Culture				Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms the part of the north-south Green Infrastructure corridor along the Moors Burn, linking Rainton Meadows and Elba Park. The site provides private natural greenspace.	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)		The site lies within a Critical Drainage Area, with a small portion of land affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Houghton town centre.	Numerous access points from neighbouring development. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	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												
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? 50 How many jobs could the site provide for? 35dpha	Site Appraisal Conclusion Potentially suitable for development.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development					
								Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	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: 540		Site Area: 2.03ha		Site Location: Hetton Downs Phase 3, Church Road, Hetton Downs		Is the site in the Green Belt?		Brownfield %		Greenfield %		100			
Present Land Use: Outdoor sports facilities Adjacent Uses: Housing, school, cricket pitch		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/> Open countryside? <input type="checkbox"/>		Impact		No impact			
Site Photos 				Designations Map 				Cumulative Impact				<ul style="list-style-type: none"> Biodiversity / SSSI proximity Within Critical Drainage Area Local Road Network School capacity 			
Key Designations: UDP L1/7/9 Existing open space CN15 Great North Forest CN23 Wildlife Corridors				Adjacent Designations:				<ul style="list-style-type: none"> School Residential Pasture Cricket field 				<p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>			
Landscape and Townscape															
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)]		Adverse impact on Site of Special Scientific Interest (SSSI)		The site is linked to a wildlife corridor. There is evidence of priority species within or in the vicinity of the site. Recreational impact potential to nearby 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)					
		Area of Significant Historic Landscape						Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Zero/Low Impact - no or minimal mitigation required	
								Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		Yes, although the site lies at the edge of the corridor.		Medium Impact - mitigation required	
								Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		Yes, although the site lies at the edge of the corridor.		High Impact – significant mitigation required	



Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Site lies adjacent to the alignment of the Hetton Colliery Railway (the oldest of its kind in the world).	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	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"/>	The site provides 1 football pitch (which will be subject to city's Playing Pitch Review)	High Impact – significant mitigation required 		
	Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)							<input checked="" type="checkbox"/>	Medium Impact - mitigation required 
Flooding									
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within the Critical Drainage Area. Low incidence potential of groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.	Potential access from south east corner. The Hetton Downs and North Road area places further pressure on local school capacity to the north and the Hetton area.	<input checked="" type="checkbox"/>	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						<input checked="" type="checkbox"/>	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	<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 60 39dpha	<input checked="" type="checkbox"/>	Site is considered suitable for development 			
	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)						Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	Potentially suitable for development provided that infrastructure and sports 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)						High Impact – significant mitigation required	Site is not considered suitable for development	

SLR Ref: SHLAA Ref: 542	Site Area: 0.87ha	Site Location: Land at Summerson Street, Hetton-le-Hole		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 and allotments	Site Photos 			Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Urban?	<input checked="" type="checkbox"/>	Urban fringe?	<input type="checkbox"/>
	Designations Map 			Site appraised for: Residential		Open countryside?	<input type="checkbox"/>	Impact	<input type="checkbox"/>
	Key Designations: UDP L1/7/9 Existing open space CN15 Great North Forest M5 Eastern Limit of Shallow Coalfield Area			Adjacent Designations:		Impact	<input type="checkbox"/>	No impact	<input type="checkbox"/>
				Cumulative Impact					
				<ul style="list-style-type: none">• Within Critical Drainage Area					
Landscape and Townscape				Biodiversity					
Category 1: Significant Constraints	Grade I Agricultural Land Ancient Woodland	No significant issues identified.			Category 1: Significant Constraints	Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	Site lies on the edge of a wildlife corridor and in close proximity to ponds, with evidence of priority species within area (and roosting in vicinity). Site acts as a buffer to nearby LWS.		
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)			
						Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>		
						Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>		
						Adverse impact on Local Geodiversity Site (LGS)	<input checked="" type="checkbox"/>		
	Area of Significant Historic Landscape	Zero/Low Impact - no or minimal mitigation required				Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>		
		<input checked="" type="checkbox"/>				Wildlife Corridor	<input checked="" type="checkbox"/>		
						Would the development of the site impact upon the connectivity of habitats?	Yes, to a limited extent.		
		Medium Impact - mitigation required					Zero/Low Impact - no or minimal mitigation required		
		High Impact - significant mitigation required					Medium Impact - mitigation required		
		High Impact - significant mitigation required					High Impact - significant mitigation required		



Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints	Historic Park or Garden (EH List)		Site acts as amenity greenspace and forms the edge of a Green Infrastructure corridor.	
	World Heritage Site & Setting (+ candidate)				Village Green			
Category 2: Constraints	Grade I/Grade II* Listed Building/Structure		Zero/Low Impact - no or minimal mitigation required	Category 2: Constraints	Public Open Space/Playing Field/Play Area	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	
	Grade II Listed Building/Structure				Natural greenspace			
Category 1: Significant Constraints	Archaeological Site (Known & potential)		Medium Impact - mitigation required	Is the proposed development site designated as open space or playing fields?	Yes		Medium Impact - mitigation required	
	High Impact - significant mitigation required				No			
Flooding				Infrastructure and Services				
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	<input checked="" type="checkbox"/>	The site lies within a Critical Drainage Zone and Source Protection Zone. Part of the site also lies within Flood Zone 3 and is affected by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.	Is there road capacity for site traffic generation?		Access from the north west through existing residential area		
	Flood Risk Zone 3A (High Vulnerability)	<input checked="" type="checkbox"/>			Is there water and sewerage capacity for site requirements?			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Is there education/community/health facility capacity for site requirements?		Medium Impact - mitigation required		
	Groundwater Flooding	<input checked="" type="checkbox"/>			What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			
	Surface Water Flooding – % of land within 1 in 30 incidence (high)	5%					Within accessible location.	
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	5%						
Surface Water Flooding – % of land within 1 in 1000 incidence (less)	10%							
	Critical Drainage Area	<input checked="" type="checkbox"/>						
	Source Protection Zone	<input checked="" type="checkbox"/>						
Ground Conditions & Contamination								
Site Topography	Predominantly Flat	<input checked="" type="checkbox"/>	No significant issues identified.	Suitability and Deliverability				
	Gentle Slope			What is considered suitable on the site?	Residential			
	Undulating			How many homes could be provided?	25	32dpha		
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion				
	Electricity Pylon (+ 10m buffer zone)			Potentially suitable for development.				
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Medium Impact - mitigation required	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
	Landfill sites, Contaminated land							
	Minerals Legacy (quarries and coal mining)							
	Minerals Safeguarded Area							
	High Voltage electricity line(+10m buffer zone)							

SLR Ref: SHLAA Ref: 545	Site Area: 2.50ha	Site Location: Stanley St and Gravel Walks Allotments		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	
Present Land Use: Allotments / amenity greenspace Adjacent Uses: Housing, employment, pasture	Site appraised for: Residential		Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	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 HA14.5 New open space HA2.2 New employment land EN10 White Land CN15 Great North Forest			Adjacent Designations: • Residential • Employment land • Agriculture			Cumulative Impact • Within Critical Drainage Area • Local Road Network • School capacity				
Landscape and Townscape			Biodiversity							
Category 1: Significant Constraints	Grade I Agricultural Land Ancient Woodland		The southern part of the site lies within the historic settlement of Houghton, and beside the edge of the Magnesian Limestone Escarpment.			The site lies along the edge of a wildlife corridor. Adverse indirect impact to neighbouring SSSI and LWS from a recreational and social perspective.				
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 European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor			<input checked="" type="checkbox"/>				
	Area of Significant Historic Landscape	<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			<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	


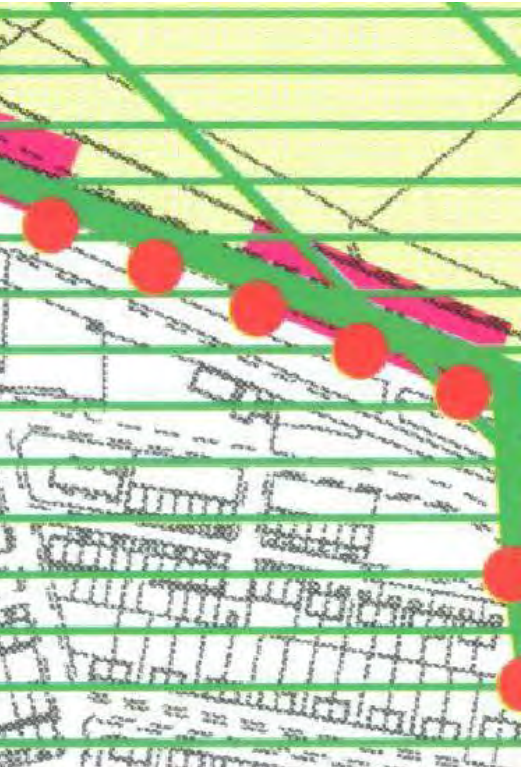
Historic Environment and Culture				Green Infrastructure										
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Southern part of the site is within the historic settlement area of Houghton.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms 2 separate allotment sites, together with a central area of amenity greenspace. The site also forms part of a wider Green Infrastructure corridor, extending eastwards into Green Belt.	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	Is the proposed development site designated as open space or playing fields?	<input checked="" type="checkbox"/>					
										Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Flooding														
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.	Category 1: Significant Constraints Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.	Access from the south. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.	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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
										Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Ground Conditions & Contamination														
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Sloped site.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 56 30dppha	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site Appraisal Conclusion Part of site is employment land but ELR recommends de-allocation. Potentially suitable for residential development if issues such as allotments and biodiversity can be overcome.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development			
												<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
												<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>









SLR Ref: SHLAA Ref: 551		Site Area: 0.49ha		Site Location: Land north of Collingwood Drive, Shiney Row		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield % 0 Greenfield % 100	
Present Land Use: Natural greenspace Adjacent Uses: Housing, greenspace, road		Site appraised for: Residential		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/> Open countryside? <input type="checkbox"/>	
Site Photos 		Designations Map 		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/> <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> <input type="checkbox"/> <small>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</small>	
Key Designations: UDP L1/7/9 Existing open space CN15 Great North Forest		Adjacent Designations: • Residential • Dual carriageway • Greenspace		Cumulative Impact • Within Critical Drainage Area					
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) 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		No significant issues identified.	
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape		Category 2: Constraints				No significant issues identified.	
				Would the development of the site impact upon the connectivity of habitats?		No.			
				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required		High Impact - significant mitigation required	

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site provides existing natural greenspace, and is linked to a Green Infrastructure corridor.	
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area, and is partly affected by 1:100 incidence surface water flooding. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		Access from the southern boundary	
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 13 30dpha	Site is considered suitable for development	Site is considered potentially suitable for development Site is not considered suitable for development

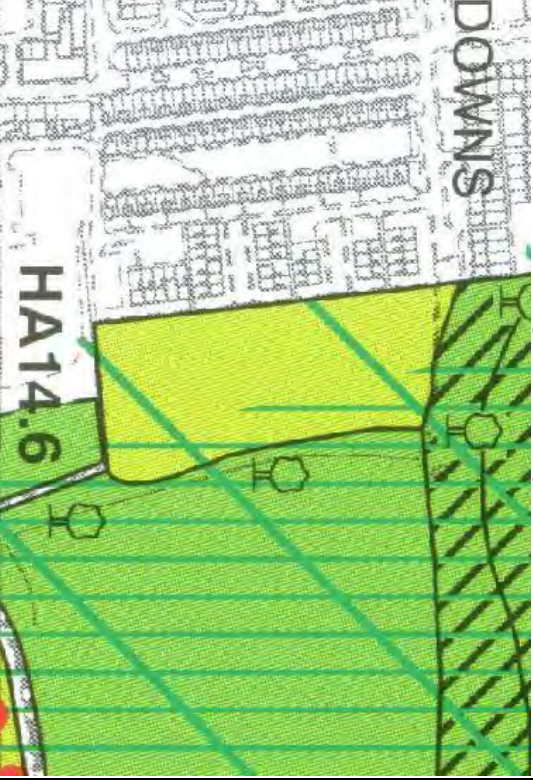
SLR Ref: SHLAA Ref: 555	Site Area: 0.71ha	Site Location: Land to rear of Wynyard street, Fence Houses		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100			
Present Land Use: Amenity green space Adjacent Uses: Residential, club		Site appraised for: Residential	Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt?		Impact	No impact			
Site Photos 		Designations Map 		Is the site within a Settlement Break?		1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>		<input type="checkbox"/>			
Key Designations: UDP L1/7/9 Existing open space		Adjacent Designations:		Cumulative Impact		2. Safeguard the countryside from further encroachment? <input type="checkbox"/>		<input type="checkbox"/>			
		<ul style="list-style-type: none"> Residential Allotments Commercial 		<ul style="list-style-type: none"> Within Critical Drainage Area Local Road Network School capacity 		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/>		<input type="checkbox"/>			
Landscape and Townscape		Biodiversity		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>		<input type="checkbox"/>			
Category 1: Significant Constraints	Grade 1 Agricultural Land	No significant issues identified		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		5. Assist in the regeneration of the urban area? <input type="checkbox"/>		<input type="checkbox"/>			
	Ancient Woodland			Adverse impact on Site of Special Scientific Interest (SSSI)							
Category 2: Constraints	Area of High Landscape Value or Significance			Adverse impact on Local Nature Reserve (LNR)							
	Tree Preservation Order (TPO)			Are there any known European protected species/habitats on or adjacent to the site?							
	Grade 2 or 3a Agricultural Land			Adverse impact on Local Wildlife Site (LWS)							
	Area of Significant Historic Landscape			Adverse impact on Local Geodiversity Site (LGS)							
				Are there any known UK protected species/habitats on or adjacent to the site?							
				Wildlife Corridor							
				Would the development of the site impact upon the connectivity of habitats?		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? No significant issues identified		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site comprises an area of open space that forms part of a green infrastructure corridor.					
								Category 2: Constraints Grade II listed Building/Structure Conservation Area		Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	
Flooding				Infrastructure and Services							
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and is partly affected by 1:100 incidence surface water flooding. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		Access issues, possibly from south west corner. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.					
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
Category 2: Constraints Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		10% 10% 10%	✓ ✓ ✓								
								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?	Residential 19 30dpha
Site Topography	Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified	Site Appraisal Conclusion Potentially suitable for development if access and infrastructure issues can be resolved.				✓			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Potentially suitable for development if access and infrastructure 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)	✓	✓	✓	Potentially suitable for development if access and infrastructure issues can be resolved.				✓			





SLR Ref: SHLAA Ref: 570		Site Area: 0.43ha		Site Location: Land at Station Road (garage), Penshaw.		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		70		Greenfield %		30			
Present Land Use: Garage		Adjacent Uses: residential, commercial		Site appraised for: Residential		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?		Impact		No impact					
Site Photos				Designations Map				Cumulative Impact		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 ofShiney Row with Washington, Chester-le-Street and Bournmoor?		4. Preserve the special & separate characteristics of historic settlements?		5. Assist in the regeneration of the urban area?			
								Key Designations: UDP EN10 White Land CN23 Wildlife Corridors		Adjacent Designations:		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.									
Landscape and Townscape				No significant issues identified				Biodiversity		The site lies within an important wildlife corridor and is in close proximity to James Steel Park and Mount Pleasant lake LWS.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					
Category 1: Significant Constraints		Grade I Agricultural Land Ancient Woodland				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))													
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO)				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		Zero/Low Impact - no or minimal mitigation required		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>											
				Medium Impact - mitigation required		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		<input type="checkbox"/>											
				High Impact - significant mitigation required		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		<input checked="" type="checkbox"/>											

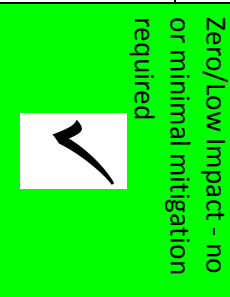
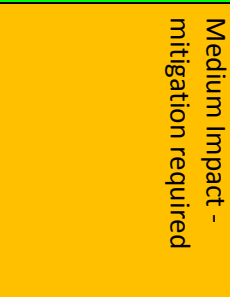
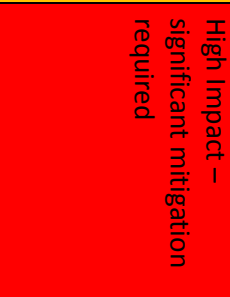
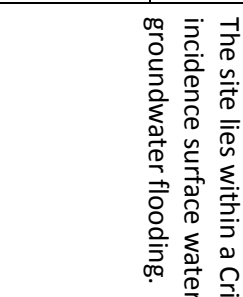
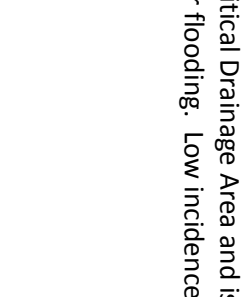

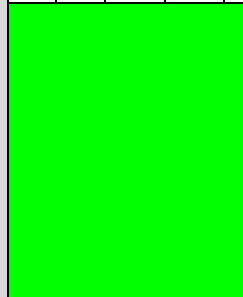
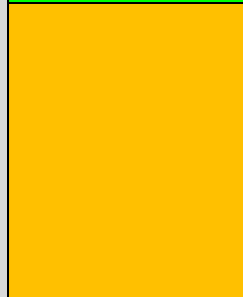
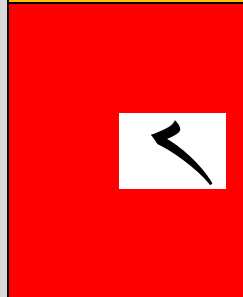
Historic Environment and Culture			Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? The site has potential local archaeological interest.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	The western edge of the site includes an area of open space adjacent to a multi-user route which follows the former railway line, and 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	
								Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)
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"/>	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required	
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding - % of land within 1 in 30 incidence (high) Surface Water Flooding - % of land within 1 in 100 incidence (medium) Surface Water Flooding - % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone
Ground Conditions & Contamination			Site Appraisal Conclusion					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	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)	<input checked="" type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact - significant mitigation required	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)								



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? Being a former colliery, the site has potential local archaeological interest.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site comprises a playing field within a 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	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. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities are at Shiney Row.	Traffic impact assessment required. Location of access subject to junction spacing and road width. Multi-user route to south.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	<input checked="" type="checkbox"/>	<input 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"/>	The site lies within a coal referral area.	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 55 31dpha	<input checked="" type="checkbox"/>	<input 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	Potentially suitable for development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site is considered suitable for development	Site is not considered suitable for development	<input type="checkbox"/>			

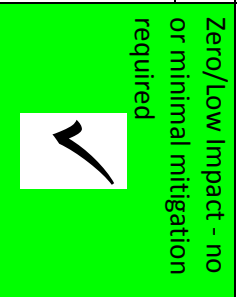
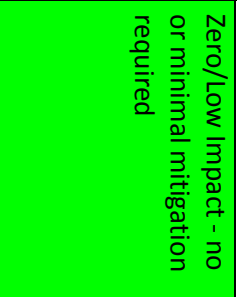
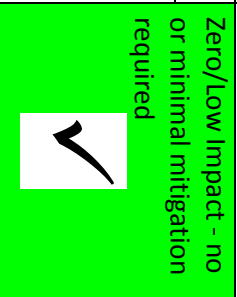
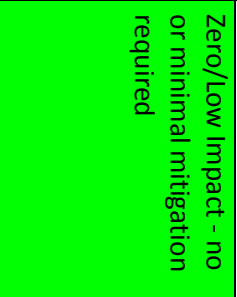
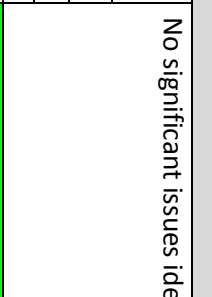
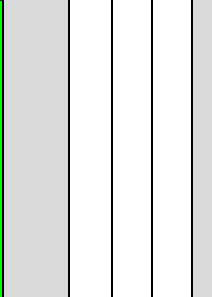
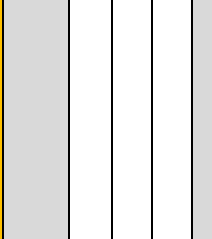
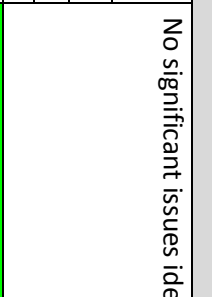
SLR Ref:		Site Area: 2ha		Site Location: West of Eppleton Quarry, Hetton Downs		Is the site in the Green Belt?		Brownfield %		Greenfield %		100			
SHLAA Ref: 637						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input type="checkbox"/> Urban fringe?		<input type="checkbox"/> Open countryside?		<input type="checkbox"/> No impact			
Present Land Use: Amenity greenspace, allotments				Adjacent Uses: Residential, open space, quarry				Is the site in a Settlement Break?				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.			
Site Photos				Designations Map				Cumulative Impact							
								Key Designations: UDP L11/7/9 Open space HA14.6 New open space CN15 Great North Forest CN23 Wildlife Corridors				Adjacent Designations: <ul style="list-style-type: none"> Residential Greenspace Quarry Vacant land 			
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)] 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			
		Ancient Woodland						Category 1: Significant Constraints							
		Area of High Landscape Value or Significance						Category 1: Significant Constraints							
Category 2: Constraints		Tree Preservation Order (TPO)													
		Grade 2 or 3a Agricultural Land													
		Area of Significant Historic Landscape													
								Would the development of the site impact upon the connectivity of habitats?							
								Zero/Low Impact - no or minimal mitigation required				Zero/Low Impact - no or minimal mitigation required			
								Medium Impact - mitigation required				Medium Impact - mitigation required			
								High Impact - significant mitigation required				High Impact - significant mitigation required			



Historic Environment and Culture			Green Infrastructure			
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? No significant issues identified	Category 1: Significant Constraints	Historic Park or Garden (EH List)	The site is allocated as amenity green space with approximately one third of the site currently used as allotments	
	World Heritage Site & Setting (+ candidate)			Village Green		
Category 2: Constraints	Grade I/Grade II* Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area		
	Grade II Listed Building/Structure			Natural greenspace		
Conservation Area			Allotment	✓		
Archaeological Site (Known & potential)		Zero/Low Impact - no or minimal mitigation required ✓	Is the proposed development site designated as open space or playing fields? Yes, allocated as amenity green space			
Medium Impact - mitigation required			High Impact - significant mitigation required			
Flooding			Infrastructure and Services			
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	The site lies within a Critical Drainage Area and the Source Protection Zone, and is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation?			
	Flood Risk Zone 3A (High Vulnerability)		Is there water and sewerage capacity for site requirements?			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Zero/Low Impact - no or minimal mitigation required	Is there education/community/health facility capacity for site requirements?			
	Groundwater Flooding		What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			
	Surface Water Flooding – % of land within 1 in 30 incidence (high)		Within accessible location.			
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)		Zero/Low Impact - no or minimal mitigation required ✓			
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)		High Impact - significant mitigation required ✓			
	Critical Drainage Area					
Source Protection Zone			✓			
Ground Conditions & Contamination						
Site Topography	Predominantly Flat	Site lies within close proximity to neighbouring former colliery site	Suitability and Deliverability			
	Gentle Slope		What is considered suitable on the site?		Residential	
	Undulating		How many homes could be provided?		37	30dppha
	Steep Slope		How many jobs could the site provide for?			
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone	Zero/Low Impact - no or minimal mitigation required ✓	Site Appraisal Conclusion			
	Electricity Pylon (+ 10m buffer zone)		Potentially suitable for development.			
	HSE COMAH Middle or Outer Zone		Site is considered suitable for development			
	Landfill sites, Contaminated land		Site is considered potentially suitable for development ✓			
Category 2: Constraints	Minerals Legacy (quarries and coal mining)	High Impact - significant mitigation required	Site is not considered suitable for development			
	Minerals Safeguarded Area					
	High Voltage electricity line(+10m buffer zone)					

SLR Ref: 643		Site Area: 15.61ha		Site Location: Land south of Station Road, Mount Pleasant		Is the site in the Green Belt?		Brownfield %		Greenfield %		100					
SHLAA Ref:				Site appraised for: Residential		YES <input checked="" type="checkbox"/>		0		100							
Present Land Use: Agriculture						NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?		✓			
Adjacent Uses: Residential, parkland, road						Break?		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact					
Site Photos				Designations Map				Is the site in a Settlement Break?									
								YES <input type="checkbox"/>				Green Belt Separation					
								NO <input checked="" type="checkbox"/>				In terms of core Green Belt purpose, this area helps to prevent countryside encroachment, urban sprawl and urban areas from merging (Washington and Houghton (Penshaw). Furthermore, it also forms part of the River Wear strategic wildlife and green corridor.					
				Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors				Cumulative Impact									
				Adjacent Designations: • Residential • Dual carriageway • Parkland • Woodland													
Landscape and Townscape						Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land		Ancient Woodland		The site lies within an area of higher landscape value associated with the River Wear valley. Agricultural land quality not known.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				The site would effectively block a wildlife corridor between Lambton Estate and Cox Green. Site lies in proximity to ponds, with evidence of priority species on and in vicinity of site.			
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		✓		Category 2: Constraints		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?		✓							
		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Adverse impact on Local Wildlife Site (LWS)		✓							
		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Adverse impact on Local Geodiversity Site (LGS)									
		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Are there any known UK protected species/habitats on or adjacent to the site?									
		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		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, major impact.							








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 would have a major effect on a Green Infrastructure corridor.
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.				Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Limited accessibility to local facilities.	Traffic impact assessment required. Access constrained by road width to east and road narrowing for rail bridge with link to Peshaw Village. No direct access from Washington Highway.
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Sloping site. Lies within a Coal Referral Area.				What is considered suitable on the site? Agriculture How many homes could be provided? 234 How many jobs could the site provide for? 20dpha	Site is considered suitable for development
Site Appraisal Conclusion				Site forms part of the Green Belt.			
				Site is not considered suitable for development			

SLR Ref: 644	Site Area: 12.80ha		Site Location: Land north of Moorsley Road, Low Moorsley		YES <input type="checkbox"/>	Brownfield %		0	Greenfield %	100						
SHLAA Ref:			Moorsley		NO <input checked="" type="checkbox"/>	Urban?		Urban fringe?		Open countryside?	<input checked="" type="checkbox"/>					
Present Land Use: Agriculture	Adjacent Uses: Residential, agriculture, school		Site appraised for:	Housing	YES <input type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt?										
Site Photos				Designations Map				1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>								
								Key Designations: UDP EN10 White Land CN15 Great North Forest CN23 Wildlife Corridors HA19.4 Key viewpoints HA28.2 Hetton Bypass					Adjacent Designations:		<ul style="list-style-type: none"> Residential School Agriculture 	
Landscape and Townscape				Biodiversity												
Category 1: Significant Constraints				Category 1: Significant Constraints				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))				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)				Adverse impact on Site of Special Scientific Interest (SSSI)								
Tree Preservation Order (TPO)				Adverse impact on Local Nature Reserve (LNR)				Adverse impact on Local Nature Reserve (LNR)								
Grade 2 or 3a Agricultural Land				Are there any known European protected species/habitats on or adjacent to the site?				Are there any known European protected species/habitats on or adjacent to the site?								
Area of High Landscape Value or Significance				Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Wildlife Site (LWS)								
Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)				Adverse impact on Local Geodiversity Site (LGS)								
				Are there any known UK protected species/habitats on or adjacent to the site?				Are there any known UK protected species/habitats on or adjacent to the site?								
				Wildlife Corridor				Wildlife Corridor								
				Would the development of the site impact upon the connectivity of habitats?				Would the development of the site impact upon the connectivity of habitats?								
				Yes				Yes								
				Zero/Low Impact - no or minimal mitigation required				Zero/Low Impact - no or minimal mitigation required								
				Medium Impact - mitigation required				Medium Impact - mitigation required								
				High Impact - significant mitigation required				High Impact - significant mitigation required								
				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>								



Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site forms part of a Green Infrastructure corridor linking Hetton Bogs and Rainton Bridge towards Pittington.	
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. Medium incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities at Hetton town centre.		Traffic impact assessment required. Access – Moorsley Road constrained by road widths to east and west into Durham. Coalfield Regeneration Route.	
Ground Conditions & Contamination							
Site Topography	Predominantly Flat	No significant issues identified.		Suitability and Deliverability			
	Gentle Slope Undulating Steep Slope			What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 192 20dpha		
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			
				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)	Not suitable for development due to significant incursion into open countryside, biodiversity, flooding and infrastructure issues.	Site is considered suitable for development	Site is considered potentially suitable for development

SLR Ref: 645	Site Area: 13.52ha			Site Location: Land east of Seaham Road, Racecourse Estate, Houghton-le-Spring	Is the site in the Green Belt?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Brownfield %	0	Greenfield %	100	
SHLAA Ref:								Urban?		Urban fringe?		Open countryside?
Present Land Use: Agricultural land / Green Belt												
Adjacent Uses: Residential, agriculture												
Site Photos				Designations Map				Is the site in a Settlement Break?				
								<p>Green Belt Separation</p> <p>In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging (Sunderland and Houghton-le-Spring). Furthermore, it provides significant support to the open Limestone Escarpment landscape and wildlife / strategic green infrastructure corridor to the east of Houghton. This role is made clearer by Seaham Road, which provides a very distinct urban edge to Houghton-le-Spring.</p>				
Key Designations:				Adjacent Designations:				Cumulative Impact				
<ul style="list-style-type: none"> UDP CN2/3/4/5 Green Belt CN17/9 Open space CN15 Great North Forest CN23 Wildlife Corridor Public House 				<ul style="list-style-type: none"> Agriculture Housing 				<ul style="list-style-type: none"> Biodiversity / SSSI proximity Local Road Network School capacity 				
Landscape and Townscape				Biodiversity								
Category 1: Significant Constraints	Grade I Agricultural Land			Category 1: Significant Constraints	Adverse impact on European sites [Ramgar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]			Site lies in close proximity to ponds, SSSI and LWS. There is evidence of priority species on and in vicinity of site.				
	Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)							
Category 2: Constraints	Area of High Landscape Value or Significance	✓			Adverse impact on Local Nature Reserve (LNR)							
	Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?	✓						
	Grade 2 or 3a Agricultural Land	?		Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)	✓						
	Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)	✓						
					Are there any known UK protected species/habitats on or adjacent to the site?	✓						
					Wildlife Corridor	✓						
					Would the development of the site impact upon the connectivity of habitats?	Yes, part of a wider corridor.						
								Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required
												✓

Historic Environment and Culture				Green Infrastructure											
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? The site is located within the wider setting of Copt Hill Scheduled Ancient Monument. The north-west part of the site lies within the historic village boundary of Houghton.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of a strategic Green Infrastructure corridor separating Houghton from Sunderland. Site also includes allotments and a public right of way.	✓	Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required	Category 1: Significant Constraints Medium Impact - mitigation required	Category 1: Significant Constraints High Impact - significant mitigation required							
	Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)								✓	Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	✓ ✓ ✓	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	✓ ✓	Category 2: Constraints Medium Impact - mitigation required	Category 2: Constraints High Impact - significant mitigation required
Category 2: Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local facilities are at Houghton town centre.				Traffic impact assessment required. Access – Seaham Road subject to junction spacing. Junction improvement to Gillas Lane / Warden Law. Epleton Quarry HGV route. The Newbottle, Dubmire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.							
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?				Agriculture 203 20dpha							
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope				Site Appraisal Conclusion Site forms part of the Green Belt.				Sloping site.							
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 1: Significant Constraints Medium Impact - mitigation required				Category 1: Significant Constraints 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)				Category 2: Constraints Zero/Low Impact - no or minimal mitigation required				Category 2: Constraints Medium Impact - mitigation required				Category 2: Constraints High Impact - significant mitigation required			

SLR Ref: SHLAA Ref: 653	Site Area: 1.11ha	Site Location: Success sports pitches, Golf Course Road, Shiney Row		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100		
Present Land Use: Sports field Adjacent Uses: Housing, open space, allotments	Site Photos 	Site appraised for: Residential	Designations Map 	Is the site within a Settlement Break? Settlement Break Separation The site forms part of the settlement break that maintains the distinction between Shiney Row and Success/Philadelphia. Whilst it is clear that any development here would have a significant impact upon the Settlement Break as a whole, it is recognised that the wildlife / green infrastructure corridors would still be connected, and that there are no other individual constraints that are deemed to be sufficiently adverse that mitigation is not feasible. Any development here would need to be restricted to the east of the playing field site.	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>						
Key Designations: UDP CN6 Settlement Break HA12.3 New open space CN15 Great North Forest	Adjacent Designations: <ul style="list-style-type: none"> Residential Allotments Pasture 	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required 	Cumulative Impact <ul style="list-style-type: none"> Within Critical Drainage Area Local Road Network School capacity 						
Landscape and Townscape				Biodiversity							
Category 1: Significant Constraints	Grade I Agricultural Land Ancient Woodland	Agricultural land quality not known.		Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?	The site lies within an important wildlife corridor linking to Elba Park and priority species are present on site.					
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						
				Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact - significant mitigation required 					
				Would the development of the site impact upon the connectivity of habitats	Yes: <input type="checkbox"/>						

Historic Environment and Culture				Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Local archaeological interest.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site comprises a playing field within a 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	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)		The site lies within a Critical Drainage Area. 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? Nearest local facilities at Shiney Row.		Traffic impact assessment required. Location of access subject to junction spacing and road width. Multi-user route to south.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	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	
Ground Conditions & Contamination										
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	The site lies within a coal referral area.	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 30 30dppha	Potentially suitable for development.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	

SLR Ref: SHLAA Ref: 654	Site Area: 1.44ha	Site Location: Land west of Redburn Road, Chilton Moor, Houghton-le-Spring		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100																												
Present Land Use: Agricultural land Adjacent Uses: Housing, nature reserve	Site Photos 			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 Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																											
	Designations Map 			Key Designations: UDP EN10 White Lane CN15 Great North Forest	Adjacent Designations: • Residential • Nature Reserve • Agriculture	Cumulative Impact • Biodiversity / SSSI proximity • Local Road Network • School capacity																															
Landscape and Townscape				Biodiversity																																	
Category 1: Significant Constraints	Grade I Agricultural Land Ancient Woodland	Agricultural land quality not known (but Grade 3B adjacent).																																			
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	<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></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><input checked="" type="checkbox"/></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><input checked="" type="checkbox"/></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><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Wildlife Corridor</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Would the development of the site impact upon the connectivity of habitats</td> <td>Yes: <input type="checkbox"/></td> </tr> </table>									Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))			Adverse impact on Site of Special Scientific Interest (SSSI)			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 checked="" type="checkbox"/>	Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>		Adverse impact on Local Geodiversity Site (LGS)			Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>		Wildlife Corridor	<input checked="" type="checkbox"/>		Would the development of the site impact upon the connectivity of habitats	Yes: <input type="checkbox"/>
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)	<input checked="" type="checkbox"/>																																			
	Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>																																			
Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>																																			
	Adverse impact on Local Geodiversity Site (LGS)																																				
	Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>																																			
	Wildlife Corridor	<input checked="" type="checkbox"/>																																			
	Would the development of the site impact upon the connectivity of habitats	Yes: <input type="checkbox"/>																																			
		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>																											

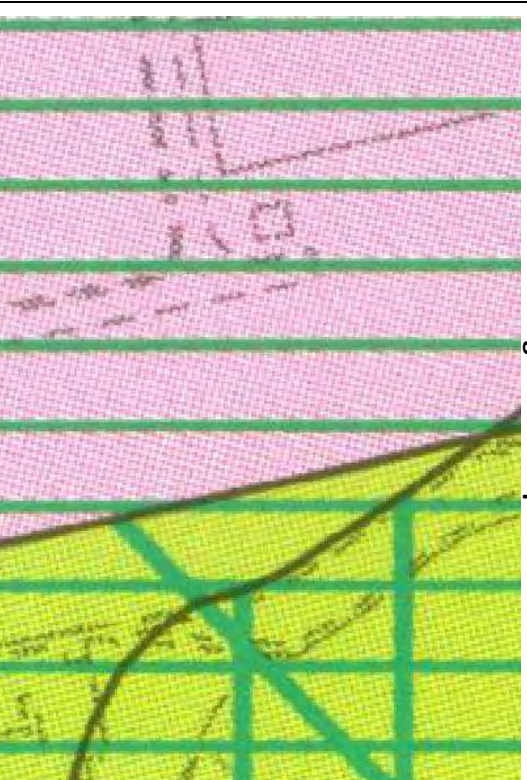
Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Local archaeological interest (Smithy).	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Lies within a 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. 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?			Traffic impact assessment required. Location of access subject to junction spacing and road width. The Newbottle, Dubnire and Houghton area is subject to cumulative housing development pressure which equates to a new two-form entry school.				
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			The site lies within a coal referral area.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?			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	Site has outline planning permission, some issues still to 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)			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site has outline planning permission, some issues still to be resolved.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		

SLR Ref: 700	Site Area: 0.18ha	Site Location: Hetton Lyons Ind Estate, Plot 2	Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	
SHLAA Ref:					Urban?	<input checked="" type="checkbox"/>	Urban fringe?		Open countryside?

Present Land Use: Vacant employment land	Site appraised for: Employment land	Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>						
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Site Photos



Designations Map

Key Designations:
UDP HA1.7 Employment
CN23 Wildlife Corridors

Adjacent Designations:

- Employment land
- Country Park
- Local Wildlife Site

Cumulative Impact

- Within Critical Drainage Area



Landscape and Townscape


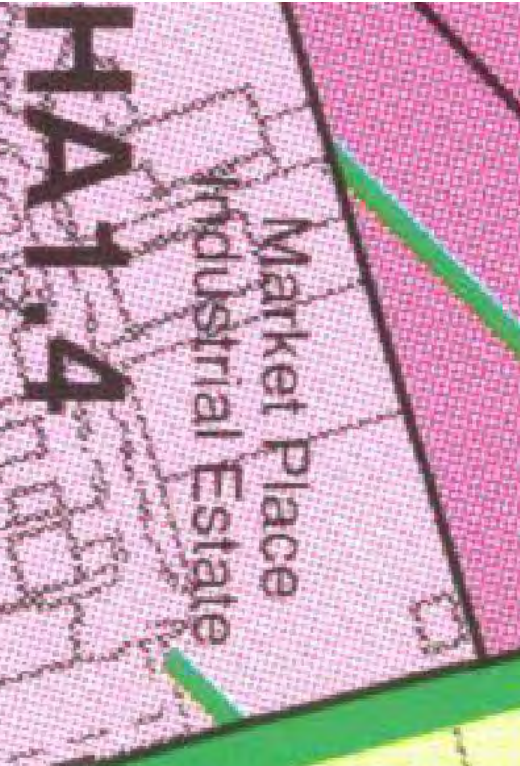


Category 1: Significant Constraints	Grade I Agricultural Land	No significant issues identified.	Zero/Low Impact - no or minimal mitigation required	<input checked="" type="checkbox"/>
	Ancient Woodland			
Area of High Landscape Value or Significance				
Tree Preservation Order (TPO)				
Category 2: Constraints	Grade 2 or 3a Agricultural Land	Site has been put forward to be protected as a proposed Local Wildlife Site. Proximity to ponds, priority species and LWS.	Medium Impact - mitigation required	<input type="checkbox"/>
	Area of Significant Historic Landscape			



Category 1: Significant Constraints	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		Zero/Low Impact - no or minimal mitigation required	<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"/>		
	Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>		
Category 2: Constraints	Adverse impact on Local Geodiversity Site (LGS)		Medium Impact - mitigation required	<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"/>	High Impact - significant mitigation required	<input checked="" type="checkbox"/>
Would the development of the site impact upon the connectivity of habitats?		Yes.		

Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site is connected to a Green Infrastructure corridor, and has been identified to have specific natural greenspace/biodiversity value.		
						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			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Lies within a Critical Drainage Area and Source Protection Zone. Medium incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? ✓ Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Access from existing industrial estate roads. Car parking provision / HGV access based on end use. NWL Pumping station nearby.		
						Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required ✓
Ground Conditions & Contamination							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	Suitability and Deliverability				
			What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment			
			Site Appraisal Conclusion				
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 ✓


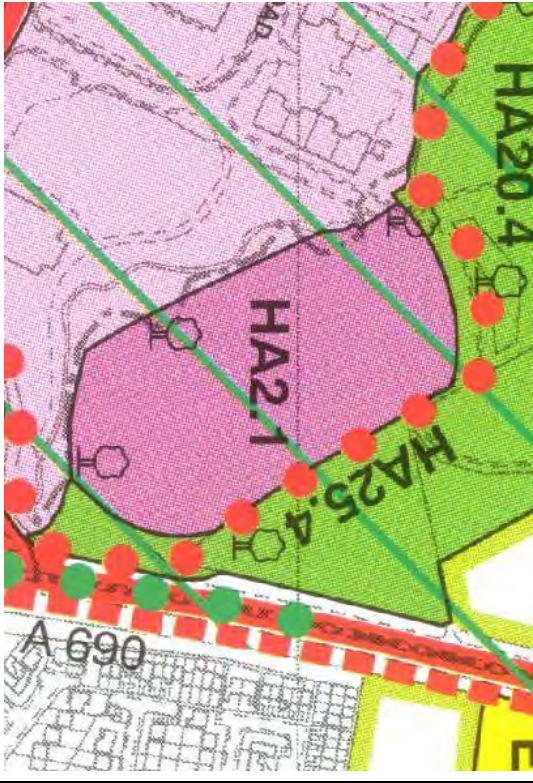




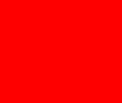
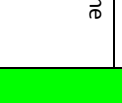




SLR Ref: 701		Site Area: 5.91ha		Site Location: Houghton Quarry, Houghton le Spring		YES <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0					
SHLAA Ref:						NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?							
Present Land Use: Inert waste site.				Site appraised for: Employment				Is the site within a Settlement Break?		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact					
Adjacent Uses: Green Belt, residential, greenspace				Site Photos				YES <input type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?		✓		□					
Designations Map				Key Designations: UDP HA23.1 Waste disposal site CN2/3/4/5 Green Belt CN15 Great North Forest M5 Eastern Limit of Shallow Coalfield Area				Adjacent Designations:		2. Safeguard the countryside from further encroachment?		✓		□					
								Cumulative Impact		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?		✓		□					
								<ul style="list-style-type: none">• Agriculture• Greenspace• Dual carriageway• Local Wildlife Site		4. Preserve the special & separate characteristics of historic settlements?		□		✓					
								<ul style="list-style-type: none">• Within Critical Drainage Area• Local Road Network		5. Assist in the regeneration of the urban area?		✓		□					
										Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.									
Landscape and Townscape				Biodiversity				Category 1: Significant Constraints		The site lies within an important wildlife corridor and adjacent to Houghton Hill, Cut and Scarp LGS and LWS. Priority species known in 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		The site forms part of the Magnesian Limestone Escarpment and is classed as an area of higher landscape value.				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)				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		✓									
		Grade 2 or 3a Agricultural Land				Are there any known European protected species/habitats on or adjacent to the site?		Are there any known UK protected species/habitats on or adjacent to the site?		✓									
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Adverse impact on Local Geodiversity Site (LGS)		Wildlife Corridor		✓									
				Medium Impact - mitigation required		Adverse impact on Local Wildlife Site (LWS)		Would the development of the site impact upon the connectivity of habitats?		Yes									
				High Impact - significant mitigation required															



SLR Ref: 702		Site Area: 0.15ha		Site Location: Plot 4, Market Place Industrial Estate, Houghton-le-Spring		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"/>			
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?		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Adjacent Uses: Employment, residential												1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Site Photos				Designations Map				Is the site in a Settlement Break?				YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>							
																					
				Key Designations: UDP HA1.4 Employment land				Adjacent Designations:													
												Cumulative Issues									
												<ul style="list-style-type: none">• Within Critical Drainage Area• Local Road Network									
Landscape and Townscape				Biodiversity																	
Category 1: Significant Constraints		Grade I Agricultural Land		Lies adjacent to an area of higher landscape quality.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				Lies adjacent to a wildlife corridor. Priority species are known in the area.							
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)													
		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)													
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)													
		Grade 2 or 3a Agricultural Land		Are there any known UK protected species/habitats on or adjacent to the site?				Adverse impact on Local Geodiversity Site (LGS)													
		Area of Significant Historic Landscape		Wildlife Corridor				Would the development of the site impact upon the connectivity of habitats?													
												Zero/Low Impact - no or minimal mitigation required		<input checked="" type="checkbox"/>							
												Medium Impact - mitigation required									
												High Impact - significant mitigation required									

Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? Partly within the historic village boundary of Houghton.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	No significant issues identified.		
						Category 2: Constraints Grade II listed Building/Structure Conservation Area	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
Category 1: Significant Constraints 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	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)			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?				
Flood Risk Zone 2(Medium Vulnerability)	<input type="checkbox"/>	The site falls within a Critical Drainage Area and is subject to lower incidence groundwater flooding.	Constrained access for HGVS. Car parking provision and servicing requirements based on end use.				
Groundwater Flooding	<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
Surface Water Flooding – % of land within 1 in 30 incidence (high)	<input type="checkbox"/>		<input checked="" type="checkbox"/>	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?			
Surface Water Flooding – % of land within 1 in 100 incidence (medium)	<input type="checkbox"/>			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
Surface Water Flooding – % of land within 1 in 1000 incidence (less)	<input type="checkbox"/>			Site Appraisal Conclusion Existing employment allocation which forms part of industrial estate. ELR recommends retention for employment use.			
Critical Drainage Area	<input checked="" type="checkbox"/>	Ground Conditions & Contamination Site Predominantly Flat Gentle Slope Undulating Steep Slope					
Source Protection Zone	<input type="checkbox"/>	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)			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: 703		Site Area: 3.20ha		Site Location: Plot 1, Rainton Bridge North		YES <input type="checkbox"/>		Brownfield %		0		Greenfield %		100			
SHLAA Ref:				Industrial Estate		NO <input checked="" type="checkbox"/>		Urban?				Urban fringe?		Open countryside?			
Present Land Use: Pasture				Site appraised for: Employment land		YES <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?				Impact		No impact			
Adjacent Uses: Employment and pasture						NO <input checked="" type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?									
Site Photos				Designations Map				2. Safeguard the countryside from further encroachment?									
								3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?									
				Key Designations: UDP HA1.5 Employment land CN15 Great North Forest CN6 Settlement Break				Adjacent Designations:				4. Preserve the special & separate characteristics of historic settlements?					
								Cumulative Impact				5. Assist in the regeneration of the urban area?					
								<ul style="list-style-type: none">Biodiversity / SSSI proximityWithin Critical Drainage AreaLocal Road Network				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
Landscape and Townscape				Biodiversity													
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)]				Forms part of the Moors Burn wildlife corridor and in close proximity to ponds. Evidence of priority species on and in close proximity to the site.			
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>							
		Grade 2 or 3a Agricultural Land		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>		Category 2: Constraints		Adverse impact on Local Geodiversity Site (LGS)							
		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?		Yes, close proximity to the Moors Burn.							
								Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>									
								Medium Impact - mitigation required									
								High Impact - significant mitigation required				<input checked="" type="checkbox"/>					



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


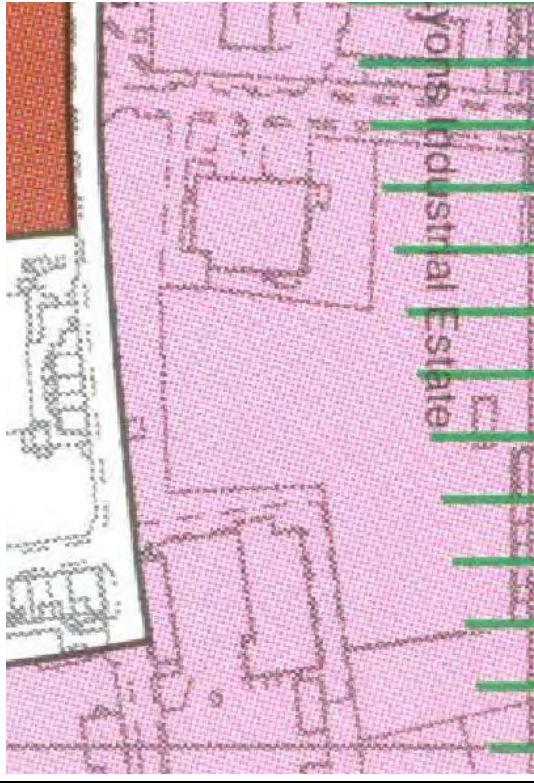
SLR Ref: 704		Site Area: 2.68ha		Site Location: Plot 6, Rainton Bridge North		Brownfield %		Greenfield %		100					
SHLAA Ref:		Industrial Estate		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban?		Urban fringe?		Open countryside?			
Present Land Use: Greenspace		Site appraised for: Employment land		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact			
Adjacent Uses: Employment and greenspace		Site Photos		Designations Map		1. Check unrestricted sprawl of the built-up area?		2. Safeguard the countryside from further encroachment?		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor?		4. Preserve the special & separate characteristics of historic settlements?		5. Assist in the regeneration of the urban area?	
				Key Designations: UDP HA2.1 & HA1.5 Employment land CN15 Great North Forest		Adjacent Designations: • Employment • Greenspace • Dual carriageway		Cumulative Impact • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
				Landscape and Townscape		Biodiversity		Forms part of the Moors Burn wildlife corridor, with evidence of priority species on and in close proximity to the site.							
Category 1: Significant Constraints		Grade 1 Agricultural Land		No significant issues identified.		Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?	
Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)	
Category 2: Constraints		Area of High Landscape Value or Significance				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?	
Tree Preservation Order (TPO)						Adverse impact on Local Geodiversity Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Wildlife Corridor		Yes, close proximity to the Moors Burn.			
Grade 2 or 3a Agricultural Land						Adverse impact on Local Geodiversity Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Wildlife Corridor		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	
Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Wildlife Corridor		High Impact - significant mitigation required		High Impact - significant mitigation required	
Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	
															

SLR Ref: 705		Site Area: 0.69ha		Site Location: Plot 1, Rainton Bridge South		YES <input type="checkbox"/>		Brownfield %		0		Greenfield %		100			
SHLAA Ref:				Industrial Estate		NO <input checked="" type="checkbox"/>		Urban?				Urban fringe?		✓			
Present Land Use: Vacant employment land				Site appraised for: Employment land		YES <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?				Impact		No impact			
Adjacent Uses: Employment and woodland						NO <input checked="" type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?									
Site Photos				Designations Map													
																	
				Key Designations: UDP HA1.6 Employment land CN15 Great North Forest CN6 Settlement Break													
				Adjacent Designations:													
				<ul style="list-style-type: none"> • Employment • Woodland • Settlement Break 													
				Cumulative Impact													
				<ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network 													
Landscape and Townscape				Biodiversity													
Category 1: Significant Constraints		Grade 1 Agricultural Land		Category 1: Significant Constraints				Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]				Lies in close proximity to Rainton Meadows Nature Reserve, and the Red Burn wildlife corridor, with evidence of priority species on and in close proximity to the site.					
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?									
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Wildlife Site (LWS)									
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
								Are there any known UK protected species/habitats on or adjacent to the site?				✓					
								Wildlife Corridor				✓					
								Would the development of the site impact upon the connectivity of habitats?				Yes					
												✓					



Historic Environment and Culture		Does the site have any historical or archaeological significance?			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		Local archaeological interest.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Public Open Space/Playing Field/Play Area Natural greenspace Allotment	No.	Lies close to the Green Infrastructure Corridor between Chilton Moor and Rainton Bridge.												
	Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										
Flooding		Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			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 The site lies within a Critical Drainage Area and is subject to medium incidence groundwater flooding.		Category 2: Constraints Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Category 1: Significant Constraints Traffic impact assessment required. Access from Gadwall Road. Car parking provision and servicing subject to end use. HGV parking.							
Ground Conditions & Contamination		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)		Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required		Category 2: Constraints Medium Impact - mitigation required		Category 1: Significant Constraints High Impact – significant mitigation required							
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?		Employment		Site Appraisal Conclusion The majority of the site is currently allocated for employment use. ELR recommends retention for employment use. Subject to appropriate mitigation.		Site is considered suitable for development		Site is considered potentially suitable for development		Site is not considered suitable for development	

SLR Ref: 706		Site Area: 1.78ha		Site Location: Plot 4, Rainton Bridge South		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100					
SHLAA Ref:		Present Land Use: Vacant employment land		Adjacent Uses: Employment		Site appraised for: Employment land		Is the site in a Settlement Break?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Urban?		Urban fringe?		Open countryside?					
								<p>Key Designations:</p> <ul style="list-style-type: none"> UDP HA1.6 Employment land CN15 Great North Forest 				<p>Adjacent Designations:</p> <ul style="list-style-type: none"> Employment 				<p>Cumulative Impact</p> <ul style="list-style-type: none"> Biodiversity / SSSI proximity Within Critical Drainage Area Local Road Network 				<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>			
Landscape and Townscape																							
<p>Category 1: Significant Constraints</p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</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>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p>				<p>Lies in close proximity to Rainton Meadows Nature Reserve, with evidence of priority species on and in close proximity to the site.</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 Geodiversity Site (LGS)</p> <p>Adverse impact on Local Wildlife Site (LWS)</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>Zero/Low Impact - no or minimal mitigation required</p> <p>Medium Impact - mitigation required</p> <p>High Impact - significant mitigation required</p>				<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>Yes</p>				<p>Zero/Low Impact - no or minimal mitigation required</p> <p>Medium Impact - mitigation required</p> <p>High Impact - significant mitigation required</p>											




Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological interest.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	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?				
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	The site lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding. The site is also subject to lower incidence groundwater flooding.		Traffic impact assessment required. Access from existing estate roads into Rainion Bridge IE. Car parking provision and servicing subject to end use.	Zero/Low Impact - no or minimal mitigation required			
						Medium Impact - mitigation required	Medium Impact - mitigation required
						High Impact – significant mitigation required	High Impact – significant mitigation required
						Zero/Low Impact - no or minimal mitigation required	Site is considered suitable for development
						Medium Impact - mitigation required	Site is considered potentially suitable for development
High Impact – significant mitigation required	Site is not considered suitable for development						
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?	Employment	Site Appraisal Conclusion Site is currently allocated for employment land. ELR recommends retention for employment use. Some mitigation may be necessary.		
						Zero/Low Impact - no or minimal mitigation required	Site is considered suitable for development
						Medium Impact - mitigation required	Site is considered potentially suitable for development
High Impact – significant mitigation required	Site is not considered suitable for development						
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: 751		Site Area: 0.37ha		Site Location: Hetton Lyons Industrial Estate, Plot 4		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0	
SHLAA Ref:												Urban?		<input checked="" type="checkbox"/>		Urban fringe?			
Present Land Use: Vacant employment land		Adjacent Uses: Employment and housing		Site appraised for: Employment		Is the site in a Settlement Break?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact			
Site Photos				Designations Map				<p>Cumulative Impact</p> <ul style="list-style-type: none"> • Within Critical Drainage Area 				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 Bourne Moor?		<input type="checkbox"/>		<input type="checkbox"/>			
												4. Preserve the special & separate characteristics of historic settlements?		<input type="checkbox"/>		<input type="checkbox"/>			
												5. Assist in the regeneration of the urban area?		<input type="checkbox"/>		<input type="checkbox"/>			
				<p>Key Designations:</p> <ul style="list-style-type: none"> UDP HA1.7 Employment <p>Adjacent Designations:</p> <ul style="list-style-type: none"> • Employment land • Residential 				<p>Proximity to ponds, priority species and LWS.</p>											
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))				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)													
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)													
		Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>											
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>											
		Area of Significant Historic Landscape		Adverse impact on Local Geodiversity Site (LGS)				Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>									
						Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>									
								Adverse impact on Local Geodiversity Site (LGS)											
								Wildlife Corridor											
								Would the development of the site impact upon the connectivity of habitats?		No.									


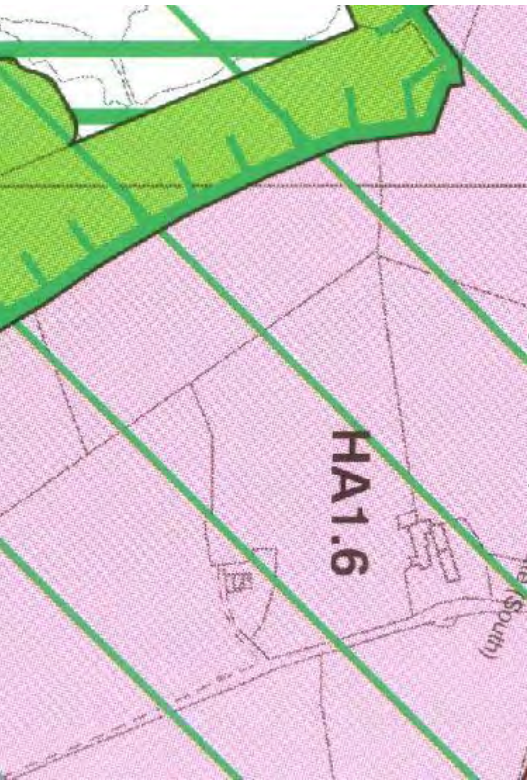
Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Yes, site formed part of Hetton Lyons Colliery.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Site provides amenity greenspace within industrial estate only.		
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)			Lies within a Critical Drainage Area and Source Protection Zone. High 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?			Traffic impact assessment required. Access from existing estate roads into plot. No direct access onto Colliery Lane. Car parking provision and servicing subject to end use.		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Zero/Low Impact - no or minimal mitigation required 	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			Previous industrial use (Hetton Colliery).	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment 25 46dpha				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact – significant mitigation required 	Site is considered suitable for development 			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			High Impact – significant mitigation required 	Site is considered potentially suitable for development 	Site is not considered suitable for development	Site is not considered suitable for development			
Site Appraisal Conclusion Currently allocated for employment use. ELR indicates should be retained for employment development. Some mitigation may be required.									






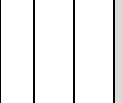
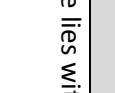
SLR Ref: 752		Site Area: 6.32ha		Site Location: Plot 5, Rainton Bridge South		YES		Brownfield %		Greenfield %		100	
SHLAA Ref:				Industrial Estate		NO		Urban?		Urban fringe?		Open countryside?	
Present Land Use: Vacant employment land		Adjacent Uses: Employment, natural greenspace		Site appraised for: Employment land		YES		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact	
Site Photos				Designations Map				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"/>	
Key Designations: UDP HA1.6 Employment land CN15 Great North Forest				Adjacent Designations:				3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourne Moor?		<input type="checkbox"/>		<input type="checkbox"/>	
				<ul style="list-style-type: none">• Employment• Nature reserve• Agriculture				4. Preserve the special & separate characteristics of historic settlements?		<input type="checkbox"/>		<input type="checkbox"/>	
				Cumulative Impact				5. Assist in the regeneration of the urban area?		<input type="checkbox"/>		<input type="checkbox"/>	
				<ul style="list-style-type: none">• Biodiversity / SSSI proximity• Within Critical Drainage Area• Local Road Network				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
Landscape and Townscape				Biodiversity				Lies in close proximity to Rainton Meadows Nature Reserve, with evidence of priority species on and in close proximity to the site.					
Category 1: Significant Constraints		Grade I Agricultural Land		Category 1: Significant Constraints				Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))					
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)					
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)					
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>			
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>			
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>			
								Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>			
								Wildlife Corridor		<input checked="" type="checkbox"/>			
								Would the development of the site impact upon the connectivity of habitats?		Yes		<input checked="" type="checkbox"/>	
								Zero/Low Impact - no or minimal mitigation required		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
								Medium Impact - mitigation required		<input type="checkbox"/>		<input type="checkbox"/>	
								High Impact - significant mitigation required		<input type="checkbox"/>		<input checked="" type="checkbox"/>	


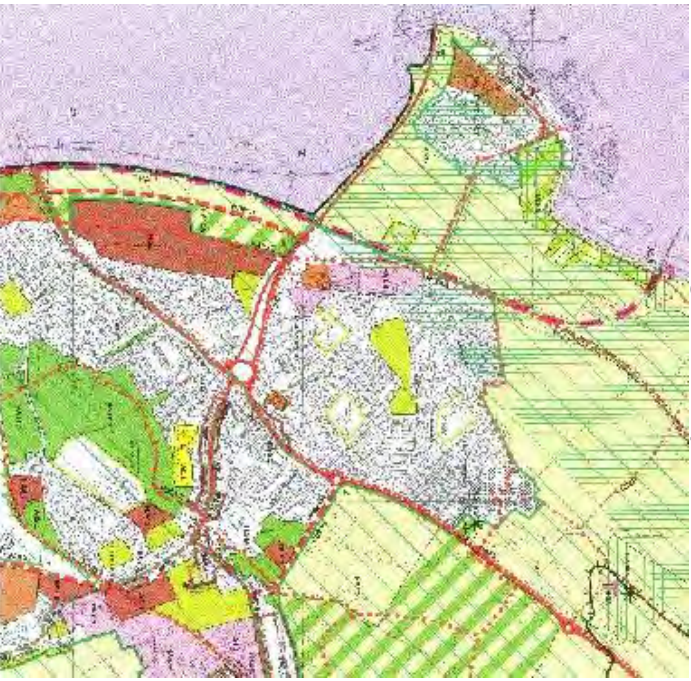
Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Local archaeological interest.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site lies adjacent to Rainton Meadows Nature Reserve, and a wider network of Green Infrastructure corridors.
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Zero/Low Impact - no or minimal mitigation required	Is the proposed development site designated as open space or playing fields? No.	<input checked="" 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	The site lies within a Critical Drainage Area and is partly affected by 1:100 incidence surface water flooding. The site is also subject to lower incidence groundwater flooding.		Medium Impact - mitigation required	High Impact – significant mitigation required	Medium Impact - 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? Employment		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	High Impact – significant mitigation required	Site Appraisal Conclusion Currently allocated for employment use. The ELR recommends the site is retained for employment. Some mitigation may be necessary.
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"/>	High Impact – significant mitigation required			Site is not considered suitable for development
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?	Traffic impact assessment required. Access from existing fourth arm of roundabout into plot. No direct access onto B1284. Car parking provision and servicing subject to end use.	Zero/Low Impact - no or minimal mitigation required
Site Appraisal Conclusion			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development

SLR Ref: 778		Site Area: 0.42ha		Site Location: Plot 5, Rainton Bridge North		YES <input type="checkbox"/>		Brownfield %		0		Greenfield %		100			
SHLAA Ref:				Industrial Estate, Houghton-le-Spring		NO <input checked="" type="checkbox"/>		Urban?				Urban fringe?		<input checked="" type="checkbox"/>			
Present Land Use: Vacant employment land				Site appraised for: Employment land		YES <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?				Impact		<input type="checkbox"/>			
Adjacent Uses: Employment						NO <input checked="" type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?				No impact		<input type="checkbox"/>			
Site Photos				Designations Map													
																	
				Key Designations: UDP HA1.5 Employment land CN15 Great North Forest													
				Adjacent Designations: • Employment													
																	
Landscape and Townscape																	
Category 1: Significant Constraints		Grade 1 Agricultural Land		No significant issues identified.													
		Ancient Woodland															
Category 2: Constraints		Area of High Landscape Value or Significance															
		Tree Preservation Order (TPO)															
		Grade 2 or 3a Agricultural Land															
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required									
				<input checked="" type="checkbox"/>													
				Cumulative Impact													
				<ul style="list-style-type: none"> Biodiversity / SSSI proximity Within Critical Drainage Area Local Road Network 													
				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?				<input checked="" type="checkbox"/>									
Category 2: Constraints				Adverse impact on Local Wildlife Site (LWS)				<input checked="" type="checkbox"/>									
				Adverse impact on Local Geodiversity Site (LGS)													
				Are there any known UK protected species/habitats on or adjacent to the site?				<input checked="" type="checkbox"/>									
				Wildlife Corridor													
				Would the development of the site impact upon the connectivity of habitats?				<input type="checkbox"/>									
												Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
												<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>	
				Lies in close proximity to ponds. Evidence of priority species on and in close proximity to the site.													


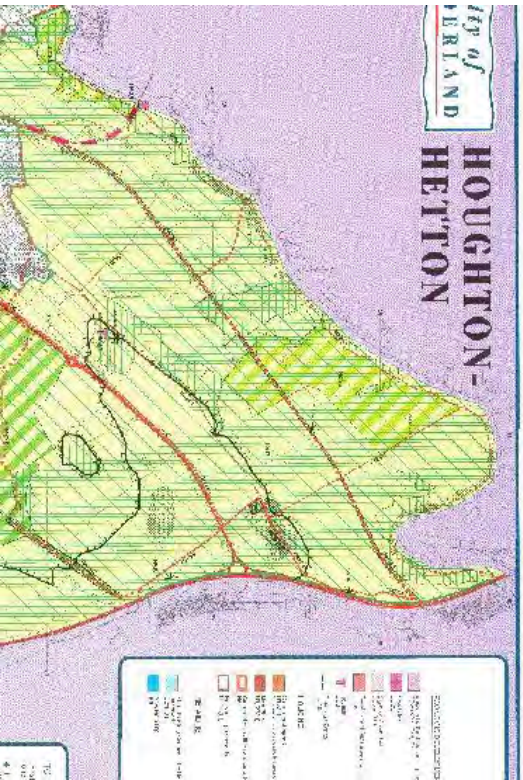
Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Forms informal greenspace within the Industrial Estate.
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 subject to lower incidence potential of groundwater flooding.	Is there road capacity for site traffic generation?		Traffic impact assessment required. Access from existing estate roads into plot. No direct access onto B1284. Car parking provision and servicing subject to end use.
			Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	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	<input checked="" type="checkbox"/>	No significant issues identified.	What is considered suitable on the site?	Employment	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)	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 forms part of Rainton Bridge Industrial Estate and should therefore be retained for employment use. ELR does not recommend de-allocation. Some mitigation may be required for biodiversity and flooding.		
			Site is considered suitable for development	<input checked="" type="checkbox"/>	Site is not considered suitable for development

SLR Ref: 779	Site Area: 3.05ha	Site Location: Plot 3, Rainton Bridge South		YES <input type="checkbox"/>	Brownfield %	0	Greenfield %	100		
SHLAA Ref:		Industrial Estate, Houghton-le-Spring		NO <input checked="" type="checkbox"/>	Urban?		Urban fringe?	<input checked="" type="checkbox"/>	Open countryside?	
Present Land Use: Vacant employment land		Site appraised for:	Employment land	Is the site in the Green Belt?	Would development on this site impact upon the five purposes of the Green Belt?					
Adjacent Uses: Employment, wildlife site		Site Photos		Break?	1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>					
		Designations Map			2. Safeguard the countryside from further encroachment? <input type="checkbox"/>					
		Key Designations:	UDP HA1.6 Employment land CN15 Great North Forest		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourne Moor? <input type="checkbox"/>					
		Adjacent Designations:	<ul style="list-style-type: none"> • Employment • Nature Reserve 		4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>					
		Cumulative Impact	<ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network 		5. Assist in the regeneration of the urban area? <input type="checkbox"/>					
Landscape and Townscape				Biodiversity						
Category 1: Significant Constraints	Grade I Agricultural Land	No significant issues identified.								
	Ancient Woodland	Lies in close proximity to Rainton Meadows Nature Reserve, with evidence of priority species on and in close proximity to the site.								
Category 2: Constraints	Area of High Landscape Value or Significance									
	Tree Preservation Order (TPO)									
	Grade 2 or 3a Agricultural Land									
	Area of Significant Historic Landscape									
		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact - significant mitigation required		
		<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>		
		Would the development of the site impact upon the connectivity of habitats?								
		Yes								
		Zero/Low Impact - no or minimal mitigation required			Medium Impact - mitigation required			High Impact - significant mitigation required		
		<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>		


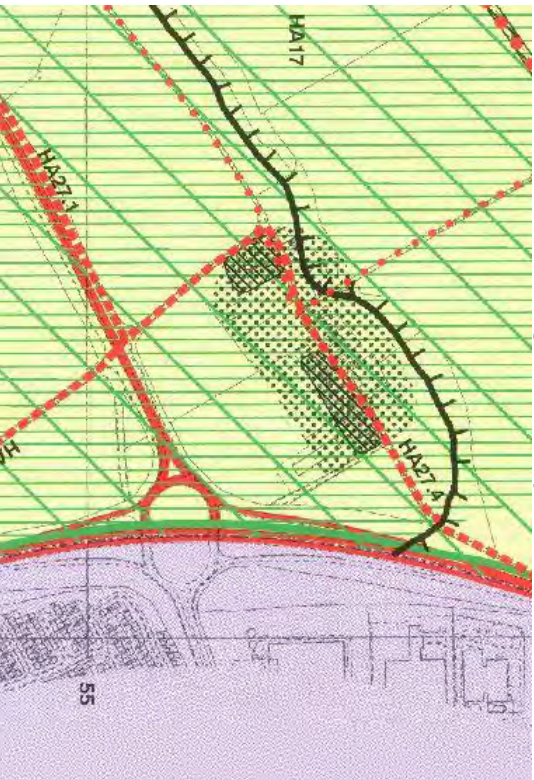
Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological interest.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.	
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding. The site is also subject to lower incidence groundwater flooding.		Is there road capacity for site traffic generation?	Planning application for temporary 300 space car park for Npower.	
			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	The site lies within a Coal Referral Area.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment	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)	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 
Site Appraisal Conclusion			Site forms part of Rainton Bridge Industrial Estate and should therefore be retained for employment use. ELR does not recommend de-allocation. Some mitigation may be required for biodiversity and flooding.		

SLR Ref: 814		Site Area: 75.09ha		Site Location: Green Belt beside Mount Pleasant and Bidlick Woods		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/>		Brownfield %		5		Greenfield %		95			
SHLAA Ref:								NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?					
Present Land Use: Parkland		Adjacent Uses: Residential, riverside, railway		Site appraised for: Potential development		Green Belt Separation		This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Washington with Penshaw / Houghton-le-Spring, and also Penshaw with Chester-le-Street		Would development on this site impact upon the five purposes of the Green Belt?		1. Check unrestricted sprawl of the built-up area?		✓		□			
Site Photos				Designations Map				Part of the area forms James Steel Park, while other parts provide agriculture, tree shelter belts, amenity greenspace, Penshaw Park and terraced rows (Lambton and Gladstone Terrace). It forms part of the River Wear strategic wildlife and green corridor. It also provides woodland and formal play facilities. The Leamside Line passes through this area.		1. Check unrestricted sprawl of the built-up area?		2. Safeguard the countryside from further encroachment?		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Sealham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor?		✓		□	
				Key Designations: CN2/3/4/5 Green Belt L1/7/9 Existing open space CN15 Great North Forest CN23 Wildlife Corridors HA9.3 James Steel Park T16 Communication Corridors		Adjacent Designations:		<ul style="list-style-type: none"> Residential Riverside Leamside Line Woodland Agriculture 		2. Safeguard the countryside from further encroachment?		4. Preserve the special & separate characteristics of historic settlements?		□		✓			
						Cumulative Impact		<ul style="list-style-type: none"> Within Critical Drainage Area 		5. Assist in the regeneration of the urban area?		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		✓		□			
Landscape and Townscape						Biodiversity				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		✓			
Category 1: Significant Constraints		Grade I Agricultural Land		Site partly lies within an Area of High Landscape Value (River Wear corridor). Agricultural land quality not known.		Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		Forms part of the River Wear strategic wildlife corridor and includes a Local Wildlife Site within James Steel Park. Priority species are recorded roosting in the area. Close proximity to Local Wildlife Sites.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)				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		✓				Adverse impact on Local Nature Reserve (LNR)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		✓		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
		Grade 2 or 3a Agricultural Land		?		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		✓		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)		✓		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
								Are there any known UK protected species/habitats on or adjacent to the site?		✓		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
								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		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			


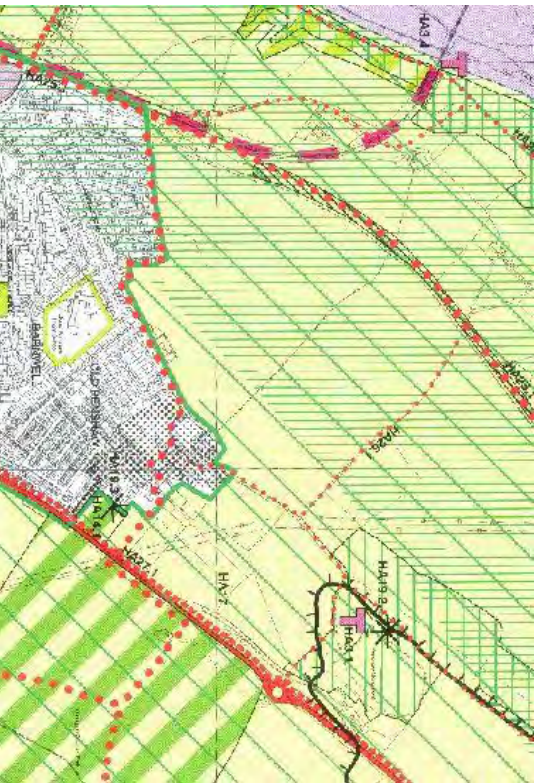
Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological importance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of the strategic River Wear Green Infrastructure corridor. The northern section forms part of James Steel Park. Green Belt also incorporates Penshaw Park and amenity greenspace at Biddick Woods. Public right of way cross the area.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	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	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 Forms a large area of Green Belt.
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	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	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 Forms a large area of Green Belt.
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 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 Forms a large area of Green Belt.
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	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 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)	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer 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 Forms a large area of Green Belt.
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	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)	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 Forms a large area of Green Belt.





SLR Ref: 815		Site Area: 356.04ha		Site Location: Cox Green and Penshaw Monument Green Belt, Houghton-le-Spring		<table border="1"> <tr> <td>YES <input checked="" type="checkbox"/></td> <td>NO <input type="checkbox"/></td> </tr> </table>		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Brownfield %		5	Greenfield %	95		
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>															
SHLAA Ref:								Urban?		Urban fringe?	<input checked="" type="checkbox"/>	Open countryside?				
Present Land Use: Agriculture, natural greenspace		Adjacent Uses: Riverside, residential, agriculture		Site appraised for: Potential development		<p>Green Belt Separation</p> <p>This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Washington with Penshaw / Houghton-le-Spring and Sunderland.</p> <p>This part of the Green Belt provides an area of higher landscape value, associated with the Penshaw Monument, Magnesian Limestone Escarpment and River Wear Valley. It is an integral part of the east-west and north-south strategic wildlife and green infrastructure corridors along the River Wear and between Sunderland and Houghton-le-Spring. It supports protected wildlife sites and Ancient Semi-Natural Woodland, and numerous rights of way.</p>		<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area? <input checked="" type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input checked="" 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 checked="" 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>Impact</p> <p>No impact <input type="checkbox"/></p> <p>Impact <input checked="" type="checkbox"/></p>		<p>Impact</p> <p>No impact <input type="checkbox"/></p> <p>Impact <input checked="" type="checkbox"/></p>				
<p>Site Photos</p> 		<p>Designations Map</p> 		<p>Key Designations:</p> <ul style="list-style-type: none"> CN2/3/4/5 Green Belt HA9 Regional recreational resources CN15 Great North Forest CN23 Wildlife Corridors CN20/CN21 SSSI / LWS 		<p>Adjacent Designations:</p> <ul style="list-style-type: none"> • Agriculture • Riverside • Woodland • Residential 		<p>Cumulative Impact</p> <ul style="list-style-type: none"> • Biodiversity / SSSI proximity 		<p>Zero/Low Impact - no or minimal mitigation required</p>		<p>Medium Impact - mitigation required</p>		<p>High Impact - significant mitigation required</p>		
Landscape and Townscape																
<p>Category 1: Significant Constraints</p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</p>				<p>Site lies within an Area of High Landscape Value (Penshaw Monument, Magnesian Limestone Escarpment, River Wear corridor). Agricultural land quality not known. Wear River Bank Woods LWS is largely protected by Tree Preservation Orders.</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>Zero/Low Impact - no or minimal 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><input checked="" type="checkbox"/></p> <p><input checked="" 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>Zero/Low Impact - no or minimal mitigation required</p>		<p>High Impact - significant mitigation required</p>		
<p>Grade 2 or 3a Agricultural Land</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>Zero/Low Impact - no or minimal mitigation required</p>		<p>High Impact - significant mitigation required</p>		
<p>Area of Significant Historic Landscape</p>		<p><input checked="" 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>Zero/Low Impact - no or minimal mitigation required</p>		<p>High Impact - significant mitigation required</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><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" 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>Zero/Low Impact - no or minimal mitigation required</p>		<p>High Impact - significant mitigation required</p>				
<p>Category 2: Constraints</p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p>		<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" 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>Zero/Low Impact - no or minimal mitigation required</p>		<p>High Impact - significant mitigation required</p>				
<p>Would the development of the site impact upon the connectivity of habitats?</p>		<p>Yes <input checked="" 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>Zero/Low Impact - no or minimal mitigation required</p>		<p>High Impact - significant mitigation required</p>				
<p>Forms part of the River Wear strategic wildlife corridor, and wildlife corridor north-south from the River Wear into County Durham. Includes a number of SSSI's and LWS's. Priority species are recorded across the area.</p>																


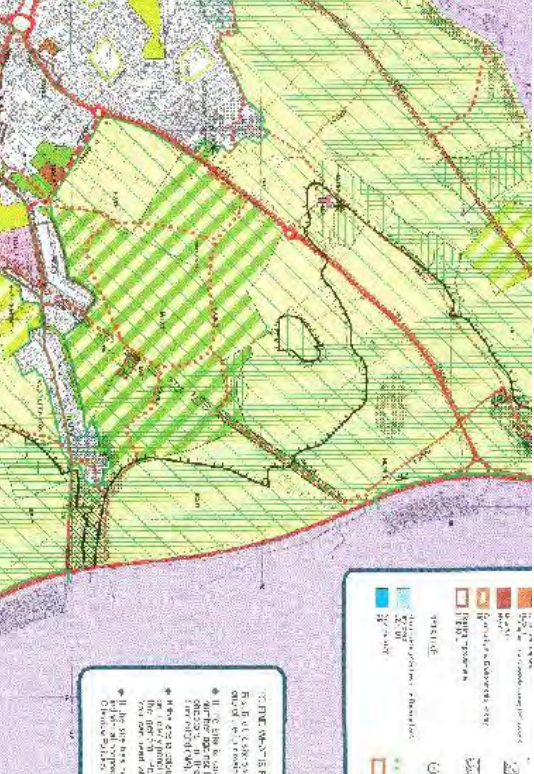
Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input checked="" type="checkbox"/>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

SLR Ref: 816		Site Area: 15.16ha		Site Location: Offerton Village		YES <input checked="" type="checkbox"/>		Brownfield %		50		Greenfield %		50									
SHLAA Ref:						NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?				✓							
Present Land Use: Village and immediate environs Adjacent Uses: Agriculture, dual carriageway				Site appraised for: Potential development				Is the site in a Settlement Break?				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>											
Site Photos 				Designations Map 				Green Belt Separation This hamlet lies within open countryside, incorporating the historic hamlet/village of Offerton. It is considered to be fundamental to the purposes of the Green Belt, especially in terms of its impact on countryside encroachment and checking 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.				Impact No impact							
Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors M5 Eastern Limit of Shallow Coalfield Area B13, B14 Areas of Potential Archaeological Importance				Adjacent Designations: • Agriculture • Dual carriageway				Cumulative Impact • Biodiversity / SSSI proximity				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
Landscape and Townscape				Biodiversity																			
Category 1: Significant Constraints		Grade I Agricultural Land		The site lies along the eastern boundary of the historic village of Offerton, and within an area of higher landscape value, associated with the Magnesian Limestone Escarpment and River Wear valley.				Category 1: Significant Constraints				Adverse impact on European sites [Rambar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]				The site lies within a wildlife corridor, and has potential to support farmland birds.							
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)				Adverse impact on Local Nature Reserve (LNR)											
		Tree Preservation Order (TPO)						Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)											
Category 2: Constraints		Area of High Landscape Value or Significance		Zero/Low Impact - no or minimal mitigation required				Category 2: Constraints				Are there any known UK protected species/habitats on or adjacent to the site?				Medium Impact - mitigation required				High Impact - significant mitigation required			
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)				Wildlife Corridor							
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required				Would the development of the site impact upon the connectivity of habitats?				Yes.				High Impact - significant mitigation required							
		✓						✓				✓				✓							


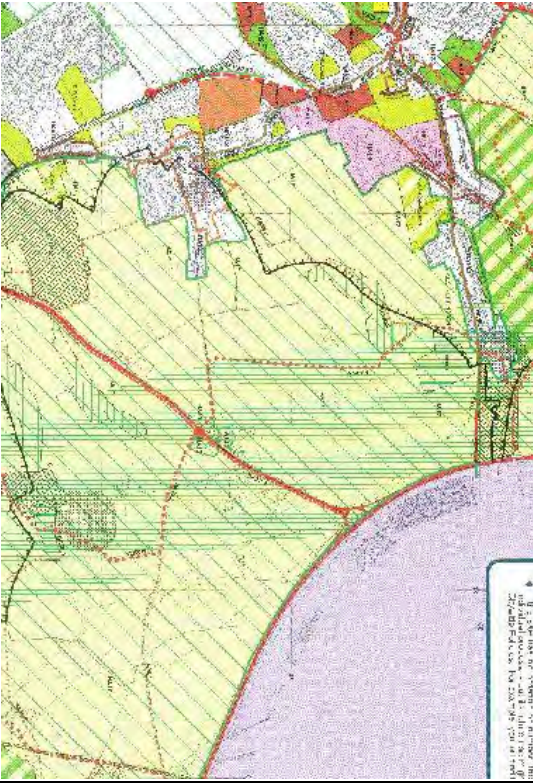
Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Yes, Offerton is a 'historic' village, including Offerton Hall and a former quarry.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site lies within a major Green Infrastructure corridor, north-south between the River Wear and County Durham. A Right of Way passes along the north of the site.
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	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)	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development

SLR Ref: 817		Site Area: 65.00ha		Site Location: Green Belt around Penshaw Village, Houghton-le-Spring		Brownfield %		0		Greenfield %		100	
SHLAA Ref:						Urban?				Urban fringe?		✓	
Present Land Use: Agriculture, allotments		Adjacent Uses: Agriculture, residential		Site appraised for: Potential development		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/>		NO <input type="checkbox"/>		Open countryside?	
								<p>Green Belt Separation</p> <p>This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Washington with Penshaw / Houghton-le-Spring, and Penshaw with Sunderland.</p> <p>This part of the Green Belt provides an area of higher landscape value, associated with the Penshaw Monument, Magnesian Limestone Escarpment and River Wear Valley. It supports the east-west and north-south strategic wildlife and green infrastructure corridors along the River Wear and between Sunderland and Houghton-le-Spring. The area includes allotments at Penshaw Lane and Cox Green Road.</p>		<p>Biodiversity</p> <p>Would development on this site impact upon the five purposes of the Green Belt?</p> <ol style="list-style-type: none"> 1. Check unrestricted sprawl of the built-up area? <input checked="" type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input checked="" type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input checked="" 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>Impact</p> <p>No impact <input type="checkbox"/></p>	
<p>Site Photos</p>				<p>Designations Map</p>				<p>Cumulative Impact</p> <ul style="list-style-type: none"> • Biodiversity / SSSI proximity 		<p>Key Designations:</p> <p>CN2/3/4/5 Green Belt HA9 Regional recreational resources CN15 Great North Forest CN23 Wildlife Corridors CN20/CN21 SSSI / LWS</p>		<p>Adjacent Designations:</p> <ul style="list-style-type: none"> • Agriculture • Riverside • Woodland • Residential 	
<p>Landscape and Townscape</p>													
<p>Category 1: Significant Constraints</p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</p>				<p>Site lies within an Area of High Landscape Value (Penshaw Monument, Magnesian Limestone Escarpment, River Wear corridor), Agricultural land quality not known.</p>				<p>Category 1: Significant Constraints</p> <p>Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] <input checked="" type="checkbox"/></p> <p>Adverse impact on Site of Special Scientific Interest (SSSI) <input checked="" type="checkbox"/></p> <p>Adverse impact on Local Nature Reserve (LNR) <input type="checkbox"/></p> <p>Are there any known European protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/></p>		<p>Forms part of the River Wear strategic wildlife corridor, and wildlife corridor north-south from the River Wear into County Durham. Includes a number of SSSI's and LWS's. Priority species are recorded across the area.</p>		<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p>	
<p>Category 2: Constraints</p> <p>Area of High Landscape Value or Significance</p> <p>Tree Preservation Order (TPO)</p>		<p>✓</p>						<p>Adverse impact on Local Wildlife Site (LWS) <input checked="" type="checkbox"/></p> <p>Adverse impact on Local Geodiversity Site (LGS) <input checked="" type="checkbox"/></p> <p>Are there any known UK protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/></p> <p>Wildlife Corridor <input checked="" type="checkbox"/></p>		<p>Medium Impact - mitigation required <input type="checkbox"/></p>		<p>High Impact - significant mitigation required <input checked="" type="checkbox"/></p>	
<p>Grade 2 or 3a Agricultural Land</p>		<p>?</p>						<p>Would the development of the site impact upon the connectivity of habitats? <input checked="" type="checkbox"/></p>		<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p>		<p>High Impact - significant mitigation required <input checked="" type="checkbox"/></p>	
<p>Area of Significant Historic Landscape</p>		<p>✓</p>						<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p>		<p>Medium Impact - mitigation required <input type="checkbox"/></p>		<p>High Impact - significant mitigation required <input checked="" type="checkbox"/></p>	



Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance (forms part of the historic village of Penshaw, and includes New Painshaw Pit).		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of the strategic River Wear Green Infrastructure corridor along the River Wear and between Sunderland and Houghton-le-Spring, and also between Houghton and Sunderland. The area includes 2 allotment sites, as well as natural greenspace at the former Cross Rigg Quarry and along the former Penshaw/Pallion railway. Public right of way cross 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 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)	Lower 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?	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	Steeply sloping topography in parts. Power lines cross through the east of the area. Landfill / waste sites exist at the former Cross Rigg Quarry. Lies within a Coal Referral Area.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	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)	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)

SLR Ref: 818		Site Area: 317.04ha		Site Location: Herrington Country Park Green Belt		YES <input checked="" type="checkbox"/>		Brownfield %		5		Greenfield %		95					
SHLAA Ref:				Belt		NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?		✓					
Present Land Use: Country Pk, agriculture, woodland				Site appraised for: Potential development				Is the site in the Green Belt?				Impact							
Adjacent Uses: Agriculture, residential								Break?				No impact							
Site Photos				Designations Map				Green Belt Separation				Would development on this site impact upon the five purposes of the Green Belt?							
								<p>This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Penshaw / Houghton-le-Spring with Sunderland.</p> <p>The area is considered to be of higher landscape value, associated with the Magnesian Limestone Escarpment and setting to Penshaw Monument. It also forms a major section of the strategic wildlife and green infrastructure corridor that links the River Wear southwards into County Durham.</p> <p>This area includes Herrington Country Park and Foxcover Bank Local Wildlife Site, together with housing formerly associated with Herrington Pit (Lady Beatrice Terrace and Office Row).</p>				<p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input checked="" 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 checked="" type="checkbox"/></p>							
				Key Designations:				Cumulative Impact				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.							
				<ul style="list-style-type: none"> • UDP CN2/3/4/5 Green Belt • CN15 Great North Forest 				<ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Within Critical Drainage Area 				Zero/Low Impact - no or minimal mitigation required				High Impact - significant mitigation required			
				Adjacent Designations:															
				<ul style="list-style-type: none"> • Agriculture, • Residential • Natural greenspace 															
Landscape and Townscape																			
Category 1: Significant Constraints		Grade I Agricultural Land				The site is identified as higher landscape quality due to forming part of the Magnesian Limestone Escarpment, and providing the setting to Penshaw Monument. Agricultural land quality not known. Foxcover Bank Plantation is subject to Tree Preservation Orders.				Category 1: Significant Constraints		Adverse impact on European sites (Bansar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				The site lies within a strategic wildlife corridor linking the River Wear southwards into County Durham. The site also incorporates a Local Wildlife Site. Priority species are recorded throughout the area.			
		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)		<input checked="" type="checkbox"/>						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"/>		Adverse impact on Local Geodiversity Site (LGS)									
		Area of Significant Historic Landscape				Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>		Wildlife Corridor		<input checked="" type="checkbox"/>							
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required							
								Would the development of the site impact upon the connectivity of habitats?				Yes.							
												<input checked="" type="checkbox"/>							



Historic Environment and Culture			Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Various sites with local archaeological significance (including military sites, former Lambton Waggonway alignment, old quarries), .	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site incorporates Herrington Country Park and forms an integral part of the strategic Green Infrastructure corridor linking the River Wear southwards into County Durham. The area also includes natural greenspace and public rights of way.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Is the proposed development site designated as open space or playing fields?	Yes	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Flooding			Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Part of the site (along the Herrington Burn) is subject to Flood Risk Zones. Additional pockets of land are affected by 1:30 incidence surface water flooding, and the land around New and West Herrington falls within a Critical Drainage Area. Area is also subject to lower incidence potential of groundwater flooding.	Is there road capacity for site traffic generation?		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
<input checked="" type="checkbox"/>		Is there water and sewerage capacity for site requirements?				
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Is there education/community/health facility capacity for site requirements?		Medium Impact - mitigation required	High Impact - significant mitigation required	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>		What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?				
Ground Conditions & Contamination			Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Undulating landscape. Includes an electricity substation at Foxcover Bank. Electricity pylons cut through the east of the site. Probable contamination due to past mining activity.	What is considered suitable on 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)		How many homes could be provided?				
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion Forms a large area of Green Belt.		Medium Impact - mitigation required	High Impact - significant mitigation required	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>		How many jobs could the site provide for?				


SLR Ref: 819		Site Area: 174.03ha		Site Location: Green Belt west of Stonegate		YES <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100																	
SHLAA Ref:						NO <input type="checkbox"/>		Urban?				Urban fringe?		Open countryside?		✓															
Present Land Use: Agriculture, paddocks Adjacent Uses: Housing, agriculture, landfill				Site appraised for: Potential development				Is the site in the Green Belt?		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact																	
Site Photos 				Designations Map 				Is the site in a Settlement Break?		1. Check unrestricted sprawl of the built-up area?		✓		□																	
				Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors M5 Eastern Limit of Shallow Coalfield Area HA18 Stonegate Car Showrooms				Adjacent Designations: • Agriculture • Residential • Quarry/landfill • Dual carriageway		2. Safeguard the countryside from further encroachment?		✓		□																	
				Cumulative Impact • Biodiversity / SSSI proximity • Within Critical Drainage Area • Local Road Network • School capacity				Green Belt Separation This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Houghton-le-Spring with Sunderland. The area is considered to be of higher landscape value, associated with the Magnesian Limestone Escarpment. It also forms a major section of the strategic wildlife and green infrastructure corridor that links the River Wear southwards into County Durham.		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor?		✓		□																	
Landscape and Townscape				Category 1: Significant Constraints Grade 1 Agricultural Land Ancient Woodland				Category 1: Significant Constraints Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor				The site forms part of the Magnesian Limestone Escarpment, which is identified as higher landscape value. Agricultural land quality not known (higher grade land located nearby).				The site forms an integral part of a north-south strategic wildlife corridor along the Magnesian Limestone Escarpment, and is in close proximity to a LWS and SSSI. Evidence of priority species across 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 ?				Area of Significant Historic Landscape ?				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required															
				Category 1: Significant Constraints Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor				Would the development of the site impact upon the connectivity of habitats? Yes				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required											



Historic Environment and Culture				Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Local archaeological significance...	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Site forms a major part of a strategic Green Infrastructure Corridor linking County Durham with the River Wear. Public rights of way cross the area.					
					Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment							
						Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor						
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	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	Medium Impact - mitigation required	High Impact – significant mitigation required			
Flooding				Infrastructure and Services								
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The area lies within a Source Protection Zone and partly within a Critical Drainage Area. Small pockets of 1:30 incidence surface water flooding exist. Lower incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required	Is there road capacity for site traffic generation?			Zero/Low Impact - no or minimal mitigation required	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	<input checked="" type="checkbox"/>			Medium Impact - mitigation required	High Impact – significant mitigation required	<input checked="" type="checkbox"/>		Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Ground Conditions & Contamination				Suitability and Deliverability								
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope				Undulating landscape. Pylons cross the easternmost part of the area..	Zero/Low Impact - no or minimal mitigation required	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	Site Appraisal Conclusion Forms a large area of Green Belt.				<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"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required				<input checked="" type="checkbox"/>					

SLR Ref: 820		Site Area: 6.42ha		Site Location: Green Belt beside New and West Herrington		Is the site in the Green Belt?		Brownfield %		Greenfield %		100			
SHLAA Ref:				Herrington		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Urban? <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Urban fringe?		Open countryside? <input type="checkbox"/> Open countryside? <input checked="" type="checkbox"/> Impact					
Present Land Use: Agriculture, parkland Adjacent Uses: Agriculture, residential				Site appraised for: Potential development				Is the site in a Settlement Break?		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 5. Assist in the regeneration of the urban area? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
Site Photos 				Designations Map 				Key Designations: UDP CN2/3/4/5 Green Belt L1/7/9 Existing open space B14 Areas of Potential Archaeological Importance CN15 Great North Forest M5 Eastern Limit of Shallow Coalfield CN20 SSSI				Adjacent Designations: <ul style="list-style-type: none"> • Agriculture, • Residential • Natural greenspace 			
Landscape and Townscape				Biodiversity											
Category 1: Significant Constraints		Grade 1 Agricultural Land		Ancient Woodland		The site is identified as higher landscape quality due to forming the backdrop to the Magnesian Limestone Escarpment. Agricultural land quality not known.		Category 1: Significant Constraints Adverse impact on European sites (Bansar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Adverse impact on Site of Special Scientific Interest (SSSI) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Adverse impact on Local Nature Reserve (LNR) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Are there any known European protected species/habitats on or adjacent to the site? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Category 1: Significant Constraints Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Category 2: Constraints Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Category 2: Constraints Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)				Category 2: Constraints Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Category 2: Constraints Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Category 2: Constraints Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Category 2: Constraints Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
		Grade 2 or 3a Agricultural Land		?				Category 2: Constraints Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Category 2: Constraints Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Category 2: Constraints Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Category 2: Constraints Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
		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"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> YES <input type="checkbox"/> 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? Local archaeological importance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site incorporates Herrington Welfare Park, and a small allotment site. The area forms the edge of the strategic Green Infrastructure corridor linking the River Wear southwards into County Durham.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site falls within a Critical Drainage Area, and is partly affected by 1:30 incidence surface water flooding. Area is also subject to lower 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?	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	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required
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	Site Appraisal Conclusion Site forms part of the Green Belt.	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)	High Impact - significant mitigation required		High Impact - significant mitigation required










SLR Ref: 822		Site Area: 30.94ha		Site Location: Green Belt west and south of Houghton Quarry, Houghton-le-Spring		YES <input checked="" type="checkbox"/>		Brownfield % 0		Greenfield % 100									
SHLAA Ref:						NO <input type="checkbox"/>		Urban?		Urban fringe? <input checked="" type="checkbox"/>									
Present Land Use: Natural/amenity greenspace and allotments				Site appraised for: Potential development				Is the site in the Green Belt?		Impact									
Adjacent Uses: Housing, agriculture, landfill								Break?		Open countryside?									
Site Photos 				Designations Map 				Green Belt Separation This portion of Green Belt helps to prevent countryside encroachment and urban sprawl. The area is considered to be of higher landscape value, associated with the Magnesian Limestone Escarpment. It also forms part of the strategic wildlife and green infrastructure corridor that links the River Wear southwards into County Durham. The area incorporates a Local Wildlife Site, amenity greenspace and allotments.		YES <input type="checkbox"/>		No impact							
				Key Designations: UDP CN2/3/4/5 Green Belt L1/7/9 Existing open space CN15 Great North Forest M5 Eastern Limit of Shallow Coalfield Area CN21 Local Wildlife Site				Adjacent Designations: • Agriculture • Residential • Quarry/landfill		Cumulative Impact • Local Road Network • School capacity		NO <input checked="" type="checkbox"/>							
Landscape and Townscape				Biodiversity				Category 1: Significant Constraints [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Geodiversity Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats? Yes		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland				The site forms part of the Magnesian Limestone Escarpment, which is identified as higher landscape value.				Category 1: Significant Constraints [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Geodiversity Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats? Yes		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape												Category 1: Significant Constraints [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Geodiversity Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) 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	
								Category 1: Significant Constraints [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Geodiversity Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) 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? Local archaeological significance.	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of a strategic Green Infrastructure Corridor. The area comprises allotments, amenity greenspace and natural 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
Flooding								
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 subject to lower incidence potential of groundwater flooding.	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?	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	Steeply sloping site.	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required 	Site Appraisal Conclusion Site forms a large part of Green Belt.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 


SLR Ref: 823		Site Area: 611.39ha		Site Location: Green Belt east of Houghton and beside Warden Law		YES <input checked="" type="checkbox"/>		Brownfield % 0		Greenfield % 100							
SHLAA Ref:						NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?					
Present Land Use: Agriculture, dual carriageways				Site appraised for: Potential development				Is the site in the Green Belt?		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact			
Adjacent Uses: Agriculture, dual carriageways				Site Photos 				Is the site in a Settlement Break?		1. Check unrestricted sprawl of the built-up area?		✓		□			
				Designations Map 				Green Belt Separation		2. Safeguard the countryside from further encroachment?		✓		□			
				Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors M5 Eastern Limit of Shallow Coalfield HA18 Stonegate Car Showrooms CN20, CN21 - SSSI, LWS M3 Safeguarded mineral reserves M13/M14 Archaeological importance				Cumulative Impact		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor?		✓		□			
				Adjacent Designations: • Agriculture • Dual carriageways • Golf course				Is the site in a Settlement Break?		4. Preserve the special & separate characteristics of historic settlements?		□		✓			
				Adverse Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • Within Critical Drainage Area • Local Road Network • School capacity				Green Belt Separation		5. Assist in the regeneration of the urban area?		✓		□			
				Green Belt Separation This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Houghton-le-Spring with Sunderland. The area is considered to be of higher landscape value, associated with the Magnesian Limestone Escarpment. It also forms a major section of the strategic wildlife and green infrastructure corridor that links the River Wear southwards into County Durham.				Green Belt Separation		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.							
Landscape and Townscape								Category 1: Significant Constraints		Much of the area lies within 6km of the coastline, and is therefore subject to Habitats Regulations Assessment (HRA). The site forms an integral part of a north-south strategic wildlife corridor along the Magnesian Limestone Escarpment, and is in close proximity to a LWS and SSSI. Evidence of priority species roosting in the area.							
Category 1: Significant Constraints				Grade 1 Agricultural Land				Adverse impact on European sites (Bansar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		✓							
				Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)		✓							
Category 2: Constraints				Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)									
				Tree Preservation Order (TPO)				Adverse impact on Local Wildlife Site (LWS)		✓							
				Grade 2 or 3a Agricultural Land				Adverse impact on Local Geodiversity Site (LGS)		✓							
				?				Adverse impact on Local Wildlife Site (LWS)		✓							
				Area of Significant Historic Landscape				Are there any known UK protected species/habitats on or adjacent to the site?		✓							
				Zero/Low Impact - no or minimal mitigation required				Are there any known UK protected species/habitats on or adjacent to the site?		✓							
				Medium Impact - mitigation required				Wildlife Corridor		✓							
				High Impact - significant mitigation required				Wildlife Corridor		✓							
				Zero/Low Impact - no or minimal mitigation required				Would the development of the site impact upon the connectivity of habitats?		Yes							
				Medium Impact - mitigation required				Would the development of the site impact upon the connectivity of habitats?		Yes							
				High Impact - significant mitigation required				Would the development of the site impact upon the connectivity of habitats?		Yes							

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Various archaeological features across the area, including Old Burdon historic village, barrows, former sand pit, historical finds, military significance, Hetton Colliery Railway. Stonegate Pumping Station is Grade II listed.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	✓ ✓ ✓	Site forms a major part of a strategic Green Infrastructure Corridor linking County Durham with the River Wear. Public rights of way cross the area. Area includes Hillside Cemetery, Sharpley Golf Course, Go-Karting facility and numerous natural greenspaces.	✓ ✓ ✓
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Most of the area falls within a Source Protection Zone. The area around Stonegate also lies within a Critical Drainage Area. Pockets of 1:30 incidence surface water flooding exist across the area. Lower incidence potential of groundwater flooding. Water abstraction at Stonegate.	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?	✓ ✓ ✓ ✓	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required	✓ ✓ ✓
Ground Conditions & Contamination			Suitability and Deliverability		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Undulating landscape. Pylons cross the centre and eastern parts of this area. Landfill / waste sites exist at warden law and Hillside Farm. Land to the east of Warden Law is a Minerals Safeguarded Area. Hillside Cemetery locality is identified as a Coal Referral Area.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	✓ ✓	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required	✓ ✓
Site Topography			Site Appraisal Conclusion		
Predominantly Flat Gentle Slope Undulating Steep Slope			Site forms part of the Green Belt.		


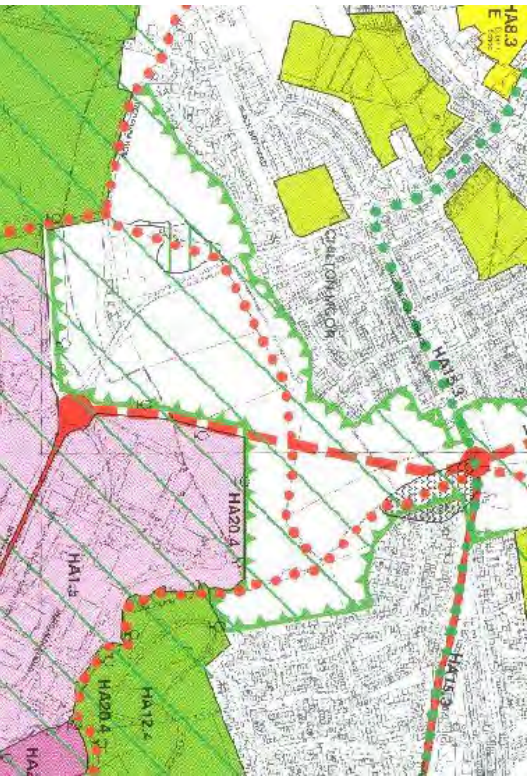
SLR Ref: 853		Site Area: 29.02ha		Site Location: Shiney Row – Success Settlement		YES <input type="checkbox"/>		Brownfield %		0		Greenfield %		100	
SHLAA Ref:				Break, Houghton-le-Spring		NO <input checked="" type="checkbox"/>		Urban?				Urban fringe?		<input checked="" type="checkbox"/>	
Present Land Use: Pasture		Adjacent Uses: Greenspace and agriculture		Site appraised for: Potential development		YES <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		<input type="checkbox"/>		Impact		<input type="checkbox"/>	
Site Photos				Designations Map				Settlement Break Separation				<input type="checkbox"/>			
								<p>Although the settlements of Shiney Row and Success/Philadelphia are joined by a narrow ribbon of development along the A182, this Settlement Break has enabled the villages to retain a distinctive urban boundary, and it has also maintained an important Green Infrastructure corridor through the area. From a wildlife perspective, the corridor connects the area to the wider greenspace expanses of Elba Park and Sedgelych.</p>				<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/></p> <p>4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>			
Key Designations:				Adjacent Designations:				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required			
UDP CN6 Settlement Break HA11.1 and 12.3 New open spaces CN15 Great North Forest				<ul style="list-style-type: none"> Residential School Woodland 				<input checked="" type="checkbox"/>				<input type="checkbox"/>			
Landscape and Townscape															
Category 1: Significant Constraints		Grade I Agricultural Land		Agricultural land quality not known.				Category 1: Significant Constraints				Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))			
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)							
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)							
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?							
		Grade 2 or 3a Agricultural Land		Category 2: Constraints				Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)			
				Adverse impact on Local Nature Reserve (LNR)				Are there any known UK protected species/habitats on or adjacent to the site?				Wildlife Corridor			
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
				Adverse impact on Local Wildlife Site (LWS)				Would the development of the site impact upon the connectivity of habitats?				Yes			
				Adverse impact on Local Geodiversity Site (LGS)				<input checked="" type="checkbox"/>				Zero/Low Impact - no or minimal mitigation required			
				Adverse impact on Local Nature Reserve (LNR)				<input type="checkbox"/>				Medium Impact - mitigation required			
				Are there any known European protected species/habitats on or adjacent to the site?				<input checked="" type="checkbox"/>				High Impact - significant mitigation required			
				Wildlife Corridor				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>			
Biodiversity															
				Form part of the Herrington Burn wildlife corridor, with evidence of priority species within and in vicinity of the site, especially in connection with the burn.				Cumulative Impact				<input checked="" type="checkbox"/>			
								<ul style="list-style-type: none"> Within Critical Drainage Area Local Road Network School capacity 				<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? Local archaeological significance.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The area forms a green infrastructure corridor linking Herrington Burn with Elba Park. The area provides a mixture of different greenspaces – including allotments, sports pitches, amenity and natural greenspace. Public rights of way cross the area.	
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. The western part of the site incorporates the Herrington Burn, and is therefore subject to Flood Zones and 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.		Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		
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?		
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			Identified as a Coal Referral Area.		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required		Site Appraisal Conclusion Not suitable for development, forms a significant area of Settlement Break		
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				


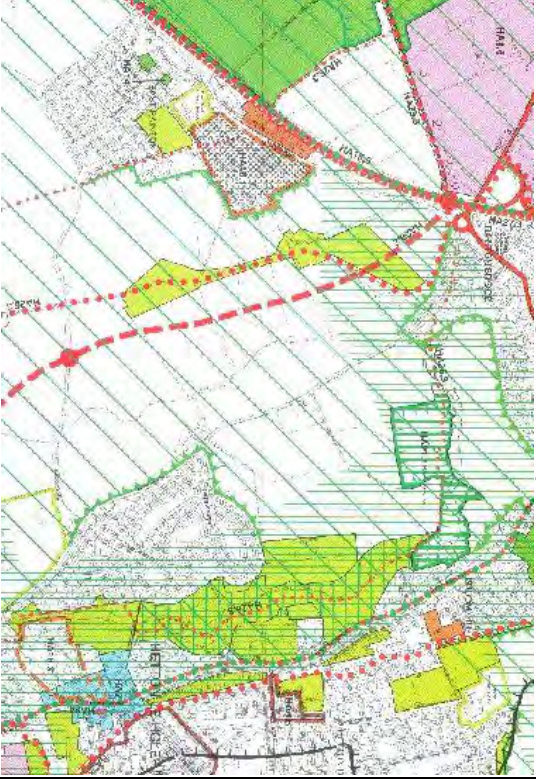
Historic Environment and Culture			Green Infrastructure											
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance, including 2 former pits, mineral waggonways and the site of a former isolation hospital..	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The area forms a green infrastructure corridor linking Herrington Burn with Elba Park. The area provides a mixture of different greenspaces – including allotments, sports pitches, amenity and natural greenspace. Public rights of way cross the area.	Category 1: Significant Constraints	Zero/Low Impact - no or minimal mitigation required									
						Category 2: Constraints Grade II Listed Building/Structure Conservation Area	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Medium Impact - mitigation required	High Impact – significant mitigation required			
						Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation required	High Impact – significant mitigation required	Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	High Impact – significant mitigation required			
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Lies within a Critical Drainage Area. The area includes a Sewage Treatment Works- which is affected by flood risk zones associated with the Moors Burn- and there are additional areas subject to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Zero/Low Impact - no or minimal mitigation required	Category 1: Significant Constraints Flood Risk Zone 2(Medium Vulnerability)	Medium Impact - mitigation required	High Impact – significant mitigation required	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Site Appraisal Conclusion Not suitable for development, forms a significant area of Settlement Break.	Zero/Low Impact - no or minimal mitigation required	High Impact – significant mitigation required				
											Groundwater Flooding	High Impact – significant mitigation required	How many jobs could the site provide for?	High Impact – significant mitigation required
											Surface Water Flooding – % of land within 1 in 30 incidence (high)	Zero/Low Impact - no or minimal mitigation required	How many homes could be provided?	High Impact – significant mitigation required
											Surface Water Flooding – % of land within 1 in 100 incidence (medium)	Medium Impact - mitigation required	How many homes could be provided?	High Impact – significant mitigation required
											Surface Water Flooding – % of land within 1 in 1000 incidence (less)	High Impact – significant mitigation required	How many homes could be provided?	High Impact – significant mitigation required
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Identified as a Coal Referral Area. A pylon affects the field immediately to the east of the sewage treatment works.	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 Not suitable for development, forms a significant area of Settlement Break.	Category 2: Constraints Critical Drainage Area Source Protection Zone	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 Not suitable for development, forms a significant area of Settlement Break.	Zero/Low Impact - no or minimal mitigation required	High Impact – significant mitigation required				
Flood Risk Zone 2(Medium Vulnerability)											High Impact – significant mitigation required	How many jobs could the site provide for?	High Impact – significant mitigation required	
Groundwater Flooding											Zero/Low Impact - no or minimal mitigation required	How many homes could be provided?	High Impact – significant mitigation required	
Surface Water Flooding – % of land within 1 in 30 incidence (high)											Medium Impact - mitigation required	How many homes could be provided?	High Impact – significant mitigation required	
Surface Water Flooding – % of land within 1 in 100 incidence (medium)											High Impact – significant mitigation required	How many homes could be provided?	High Impact – significant mitigation required	
Category 2: 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)	Identified as a Coal Referral Area. A pylon affects the field immediately to the east of the sewage treatment works.	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 Not suitable for development, forms a significant area of Settlement Break.	Category 2: Constraints Critical Drainage Area Source Protection Zone	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 Not suitable for development, forms a significant area of Settlement Break.	Zero/Low Impact - no or minimal mitigation required	High Impact – significant mitigation required				
Flood Risk Zone 2(Medium Vulnerability)											High Impact – significant mitigation required	How many jobs could the site provide for?	High Impact – significant mitigation required	
Groundwater Flooding											Zero/Low Impact - no or minimal mitigation required	How many homes could be provided?	High Impact – significant mitigation required	
Surface Water Flooding – % of land within 1 in 30 incidence (high)											Medium Impact - mitigation required	How many homes could be provided?	High Impact – significant mitigation required	
Surface Water Flooding – % of land within 1 in 100 incidence (medium)											High Impact – significant mitigation required	How many homes could be provided?	High Impact – significant mitigation required	

SLR Ref: 855	Site Area: 13.66ha	Site Location: Burnside – Dairy Lane Settlement	YES <input type="checkbox"/>	Brownfield %	0	Greenfield %	100	
SHLAA Ref:		Break, Houghton-le-Spring	NO <input checked="" type="checkbox"/>	Urban?		Urban fringe?	Open countryside?	
Present Land Use: Agriculture, greenspace, pasture			YES <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt?				
Adjacent Uses: Residential, agriculture, , sports pitches, employment		Site appraised for: Potential development	NO <input type="checkbox"/>	1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>				
Site Photos		Designations Map	<p>Settlement Break Separation</p> <p>This site forms a Settlement Break that seeks to keep separate Fence Houses/Dubmire from Burnside and Sunnyside. It forms an important Green Infrastructure corridor along the Moors Burn, and routes leading to Herrington Burn, Philadelphia and Rainton Bridge.</p> <p>The boundaries of the Settlement Break are well defined and have remained intact and unaltered for 50 years. The Settlement Break acts as a functional floodplain, and forms an important part of a Critical Drainage Area, draining to the River Wear at Chester-le-Street.</p>					
			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Cumulative Impact		
						<ul style="list-style-type: none"> • Within Critical Drainage Area • Local Road Network • School capacity 		
Key Designations:								
UDP CN6 Settlement Break								
EN10 White land								
CN15 Great North Forest								
EN11 Flood Risk Areas								
HA12.1 Improved greenspace (Flint Mill)								
HA28.1 Central Route								
Adjacent Designations:								
• Residential								
• Agriculture								
• Sports pitches								
• Employment								
Landscape and Townscape								
Category 1: Significant Constraints	Grade I Agricultural Land		Agricultural land quality not known.					
	Ancient Woodland							
Category 2: Constraints	Area of High Landscape Value or Significance							
	Tree Preservation Order (TPO)							
	Grade 2 or 3a Agricultural Land	?						
	Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
Biodiversity								
Category 1: Significant Constraints	Adverse impact on European sites (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)							
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						
Forms a wildlife corridor along the Moors Burn. Evidence of priority species roosting within and in vicinity of the site.								
			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


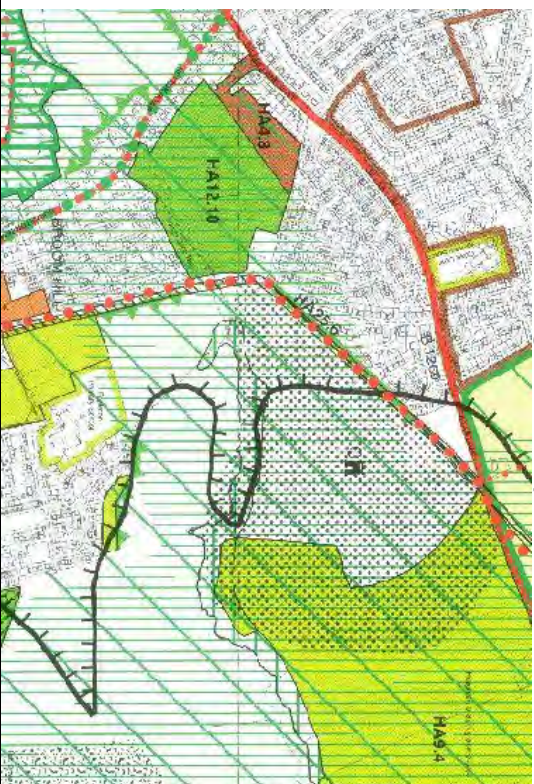
Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance, including site of Sedgelych Mill and mill race.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The area forms a green infrastructure corridor linking Elba Park with Rainton Bridge. The Flint Mill site provides amenity greenspace. Public rights of way cross the area.	<input type="checkbox"/>	<input type="checkbox"/>
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				<input checked="" 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)	Half of the area is affected by flood risk zones associated with the Moors Burn. Lies within a Critical Drainage Area. There are additional areas subject to 1:30 incidence surface water flooding. Lower incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	High Impact – significant mitigation required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
Ground Conditions & Contamination			Suitability and Deliverability		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Identified as a Coal Referral Area. Pylons affect the eastern and central part of the area. Landfill / waste site at Flint Mill.	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"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone) HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	High Impact – significant mitigation required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
				<input checked="" type="checkbox"/>	<input type="checkbox"/>
Category 2: Constraints			Site Appraisal Conclusion		
Not suitable for development, forms a significant area of Settlement Break			<input checked="" type="checkbox"/>		

SLR Ref: 856		Site Area: 28.97ha		Site Location: Chilton Moor – Rainton Bridge		YES <input type="checkbox"/>		Brownfield % 0		Greenfield % 100	
SHLAA Ref:				Settlement Break, Houghton-le-Spring		NO <input checked="" type="checkbox"/>		Urban?		Open countryside?	
Present Land Use: Pasture						NO <input checked="" type="checkbox"/>		Urban fringe? <input checked="" type="checkbox"/>		Impact	
Adjacent Uses: Housing and employment						NO <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		No impact	
Site Photos				Designations Map				<p>Settlement Break Separation</p> <p>The principle aim of the Settlement Break has worked. Whilst Fencelouses and Houghton-le-Spring have grown, they have retained distinct and separate identities, chiefly due to the physical separation by this Settlement Break.</p> <p>The Settlement Break acts as a Green Infrastructure and wildlife corridor, along the Moors Burn and Red Burn. It acts as a functional floodplain and lies within a Critical Drainage Area.</p>			
								<p>Key Designations:</p> <ul style="list-style-type: none"> UDP CN6 Settlement Break CN15 Great North Forest EN10 White Land HA28.1 Central Route <p>Adjacent Designations:</p> <ul style="list-style-type: none"> Residential Employment Pasture 			
Landscape and Townscape				Biodiversity							
Category 1: Significant Constraints		Grade 1 Agricultural Land		Part of the area contains Grade 3A agricultural land..		Category 1: Significant Constraints		Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Forms part of the Moors Burn and Red Burn wildlife corridors, with evidence of priority species on and in close proximity to the site. Includes a Local Wildlife Site at Redburn Row.	
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)					
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)					
		Tree Preservation Order (TPO)				Adverse impact on Local Wildlife Site (LWS)					
		Grade 2 or 3a Agricultural Land		<input checked="" type="checkbox"/>		Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required	
		Area of Significant Historic Landscape		<input checked="" type="checkbox"/>		Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>		Medium Impact - mitigation required	
				<input checked="" type="checkbox"/>		Wildlife Corridor		<input checked="" type="checkbox"/>		High Impact – significant mitigation required	
				<input type="checkbox"/>		Would the development of the site impact upon the connectivity of habitats?		Yes.		<input 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.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms part of the Green Infrastructure Corridor between Chilton Moor and Houghton-le-Spring. Site includes amenity greenspace at Colliery Row, plus woodland and natural greenspace (Local Wildlife Site) at Redburn Row. A right of way passes across the site.
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Half of the area is affected by flood risk zones associated with the Moors Burn. Lies within a Critical Drainage Area. There are additional areas subject to 1:30 incidence surface water flooding. Lower 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?	
						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	The site lies within a Coal Referral Area. Part of the area is subject to landfill / waste (beside Rainton Bridge Industrial estate.		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	What is considered suitable on the site?	
						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)			Not suitable for development, forms a significant area of Settlement Break				
Site Appraisal Conclusion							

SLR Ref: 857	Site Area: 91.06ha	Site Location: East Rainton and Hetton Bogs		Brownfield %	0	Greenfield %	100		
SHLAA Ref:		Settlement Break, Houghton-le-Spring		Urban?		Urban fringe?		Open countryside?	
Present Land Use: Agriculture, woodland, sport		Site appraised for:	Potential development	Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt?	Impact	No impact	
Adjacent Uses: Housing, agriculture		Is the site in a Settlement Break?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Settlement Break Separation	1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>	<input type="checkbox"/>	
Site Photos		Designations Map		The principle aim of the Settlement Break has worked. The Settlement Break has helped to retain East Rainton's distinct character, and has also stopped Rainton Bridge and Hetton-le-Hole from sprawling (in terms of development), focusing new development within the existing urban boundary wherever feasible.	2. Safeguard the countryside from further encroachment?		<input type="checkbox"/>	<input type="checkbox"/>	
				The area lies within a Critical Drainage Area, and includes Hetton Bogs Local Nature Reserve, a cricket field and woodland.	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?		<input type="checkbox"/>	<input type="checkbox"/>	
		Key Designations:		Zero/Low Impact - no or minimal mitigation required	4. Preserve the special & separate characteristics of historic settlements?		<input type="checkbox"/>	<input type="checkbox"/>	
		UDP CN6 Settlement Break		Medium Impact - mitigation required	5. Assist in the regeneration of the urban area?		<input type="checkbox"/>	<input type="checkbox"/>	
		CN20, CN21 SSSI, LNR		High Impact - significant mitigation required	Cumulative Impact				
		L1/7/9 Existing open space		<input checked="" type="checkbox"/>	• Biodiversity / SSSI proximity				
		EN10 White Land			• Within Critical Drainage Area				
		CN15 Great North Forest			• School capacity				
		CN23 Wildlife Corridors							
		HA28.2 Hetton Bypass							
Landscape and Townscape				Biodiversity					
Category 1: Significant Constraints	Grade I Agricultural Land	There is evidence that Grade 3A agricultural land exists within this area.							
	Ancient Woodland								
Category 2: Constraints	Area of High Landscape Value or Significance								
	Tree Preservation Order (TPO)								
	Grade 2 or 3a Agricultural Land	<input checked="" type="checkbox"/>							
	Area of Significant Historic Landscape	Zero/Low Impact - no or minimal mitigation required							
		<input checked="" type="checkbox"/>		Medium Impact - mitigation required		<input checked="" type="checkbox"/>		High Impact - significant mitigation required	
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Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological importance relating to 2 former pits and associated wagonways.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms part of a Green Infrastructure corridor linking Rainton Bridge to County Durham. Includes a Cricket Field and areas of woodland / natural greenspace along the Hazard Railway and sites of former pits. Rights of Way cross the 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	✓ ✓
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	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?	✓ ✓ ✓ ✓	The eastern part of the area is affected by flood zones associated with the stream that runs to the west of North Road. The site lies within a Critical Drainage Area and small parts of the site are affected by 1:30 incidence surface water flooding. Medium incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	✓ ✓
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Sloping site. Landfill / waste site at former Hazard Pit.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	✓ ✓	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Not suitable for development, forms a significant area of Settlement Break.	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	✓ ✓
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	✓	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)	✓	✓	✓	HSE COMAH 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: 858		Site Area: 26.65ha		Site Location: Copt Hill – Rough Dene Burn Settlement Break		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?	
SHLAA Ref:						YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		0		100		<input checked="" type="checkbox"/>	
Present Land Use:				Site appraised for:		Is the site in a Settlement Break?							
Adjacent Uses:				Potential development		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>							
Site Photos				Designations Map				Settlement Break Separation					
								<p>The urban areas of Houghton-le-Spring and Hetton-le-Hole are joined by a narrow ribbon of housing along the A182, therefore in strict terms the towns are not 'separated' at all. The Settlement Break to the east of this road acts more as a green wedge, but has nevertheless helped to sustain and retain an impression of separateness and distinctiveness between the two communities.</p> <p>This area includes the Seven Sisters Barrow (Scheduled Ancient Monument) and Hetton Colliery railway alignment. It forms part of a wildlife corridor and the Magnesian Limestone Escarpment, and also contains the Rough Dene Burn Local Wildlife Site.</p>					
Key Designations:				Adjacent Designations:				Cumulative Impact					
UDP CN6 Settlement Break CN21 Local Wildlife Sites CN15 Great North Forest CN23 Wildlife Corridors EN10 White Land M5 Eastern Limit of Shallow Coalfield Area				<ul style="list-style-type: none"> Pasture Woodland Agriculture Residential 				<ul style="list-style-type: none"> Biodiversity / SSSI proximity Within Critical Drainage Area School capacity 					
Landscape and Townscape				Biodiversity									
Category 1: Significant Constraints		Grade I Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				Direct impact on Rough Dene Burn LWS and LGS. Evidence of priority species in the area. Part of the Rough Dene Burn wildlife corridor and wider corridor north – south between Houghton and Sunderland. Adverse impact to Ancient Semi-natural Woodland.			
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)							
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)							
		Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>					
		Grade 2 or 3a Agricultural Land		?		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 checked="" type="checkbox"/>		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"/> No <input checked="" type="checkbox"/>					












Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? Yes, area includes Copt Hill Scheduled Ancient Monument, as well as the alignment of the former Hetton Colliery Railway.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site provides quality natural greenspace associated with Copt Hill and the Hetton Colliery Railway alignment, and forms part of a Green Infrastructure corridor that runs north-south linking the River Wear to County Durham, as well as the east-west corridor along Rough Dene Burn. A public right of way passes through the site.	✓ ✓ ✓	Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required	Category 1: Significant Constraints Medium Impact - mitigation required	Category 1: Significant Constraints High Impact - significant mitigation required
	Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)							
Category 2: Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?				
Flooding 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?				
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				Site Appraisal Conclusion Not suitable for development, forms a significant area of Settlement Break				
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope				Site Appraisal Conclusion Not suitable for development, forms a significant area of Settlement Break				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site Appraisal Conclusion Not suitable for development, forms a significant area of Settlement Break				
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Not suitable for development, forms a significant area of Settlement Break				

SLR Ref: 859	Site Area: 308.95ha	Site Location: Open countryside around Rainton, Houghton-le-Spring		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100		
SHLAA Ref:						Urban?		Urban fringe?		Open countryside? <input checked="" type="checkbox"/>	
Present Land Use: Nature reserve, agriculture, woodland						Would development on this site impact upon the five purposes of the Green Belt?					
Adjacent Uses: Housing, agriculture, employment						1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>					
Site Photos		Designations Map		Key Designations: UDP CN6 Settlement Break CN20, CN21, HA21 SSSI, LNR L2/3/4/5 Upgraded open space EN10 White Land CN15 Great North Forest CN23 Wildlife Corridors HA28.2 Helton Bypass	Adjacent Designations:	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 Shiny Row with Washington, Chester-le-Street and Bourm Moor? <input type="checkbox"/>					
						4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>					
						5. Assist in the regeneration of the urban area? <input type="checkbox"/>					
						Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. <input type="checkbox"/>					
Landscape and Townscape				Biodiversity							
Category 1: Significant Constraints	Grade 1 Agricultural Land			Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	The site forms part of a wildlife corridor, north-south between Moorsley and Rainton Meadows, and incorporate Rainton Meadows Nature Reserve as well as 2 further Local Wildlife Sites. Priority species are found roosting within the area.					
	Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)						
					Adverse impact on Local Nature Reserve (LNR)						
Category 2: Constraints	Area of High Landscape Value or Significance				Are there any known European protected species/habitats on or adjacent to the site?						
	Tree Preservation Order (TPO)				Adverse impact on Local Wildlife Site (LWS)						
	Grade 2 or 3a Agricultural Land				Adverse impact on Local Geodiversity Site (LGS)						
	Area of Significant Historic Landscape				Are there any known UK protected species/habitats on or adjacent to the site?						
					Wildlife Corridor						
					Would the development of the site impact upon the connectivity of habitats?	Yes <input type="checkbox"/>					
						Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>					
						Medium Impact - mitigation required <input checked="" type="checkbox"/>					
						High Impact - significant mitigation required <input 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 former mining activity.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms part of a Green Infrastructure corridor linking Rainton Meadows to East Rainton and Moorsley. Much of the area forms natural greenspace, as well as woodland. Rights of Way cross 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	
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?			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			Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?			Zero/Low Impact - no or minimal mitigation required	
Ground Conditions & Contamination				Site Appraisal Conclusion			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			Undulating area. Includes two small landfill / waste site. Coal referral area.	Not suitable for development- open countryside forming Green Infrastructure and wildlife corridors, with large areas protected for wildlife value.			
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	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: 860	Site Area: 346.32ha	Site Location: Open countryside around High Moorsley, Hetton-le-Hole		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	Open countryside?	<input checked="" type="checkbox"/>	
SHLAA Ref:						Urban?		Urban fringe?		Impact	<input type="checkbox"/>	
Present Land Use: Agriculture, Golf Course						Would development on this site impact upon the five purposes of the Green Belt?				No impact	<input type="checkbox"/>	
Adjacent Uses: Housing, agriculture						1. Check unrestricted sprawl of the built-up area?					<input type="checkbox"/>	
Site Photos		Designations Map		Is the site in a Settlement Break?		2. Safeguard the countryside from further encroachment?					<input type="checkbox"/>	
				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor?					<input type="checkbox"/>	
				Cumulative Impact		4. Preserve the special & separate characteristics of historic settlements?					<input type="checkbox"/>	
				<ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Within Critical Drainage Area 		5. 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>					<input type="checkbox"/>	
											<input type="checkbox"/>	
Landscape and Townscape				Biodiversity								
Category 1: Significant Constraints	Grade I Agricultural Land	Lies within the Magnesian Limestone Escarpment (an area of higher landscape value). Agricultural land quality not known.				Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>	The site forms part of a wildlife corridor between Pittington and Durham, as well as linking north towards Hetton Bogs. The area incorporates 2 SSSI's and 2 LWS's. Priority species are found roosting within the area.			
	Ancient Woodland					Adverse impact on Site of Special Scientific Interest (SSSI)	<input checked="" type="checkbox"/>					
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"/>						
Category 2: Constraints	Grade 2 or 3a Agricultural Land	Adverse impact on Local Wildlife Site (LWS)	<input checked="" type="checkbox"/>	Category 2: Constraints	Adverse impact on Local Geodiversity Site (LGS)	<input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required					
	Area of Significant Historic Landscape	Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>	Wildlife Corridor	Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>						
				Would the development of the site impact upon the connectivity of habitats?		Yes	High Impact – significant mitigation required					

Historic Environment and Culture			Green Infrastructure									
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological importance relating to former mining activity (including North Hetton and Elemore Pits).	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms part of a Green Infrastructure corridor linking Pittington and Hetton, and includes Elemore Golf Course, as well as allotment sites, natural greenspace and sports fields. Rights of Way cross the 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	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?	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 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 area partly lies within a Critical Drainage Area and Source Protection Zone, and includes areas affected by 1:30 incidence surface water flooding. High incidence potential of groundwater flooding at Elemore.	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	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	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)
Ground Conditions & Contamination			Suitability and Deliverability									
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Undulating area. Coal referral area.	Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Site Appraisal Conclusion Not suitable for development – open countryside of high landscape value, forming strategic Green Infrastructure and wildlife corridors and including protected wildlife areas.	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 Not suitable for development – open countryside of high landscape value, forming strategic Green Infrastructure and wildlife corridors and including protected wildlife areas.	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? Close proximity to Copt Hill Scheduled Ancient Monument. Local archaeological importance relating to former mining activity (including Eppleton and Hetton Collieries), and examples of ridge and furrow. Includes the historic village of Warden Law.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms part of a strategic Green Infrastructure corridor linking Warden Law and County Durham. It includes Hetton Lyons Country Park and Houghton Golf Course, as well as allotment sites beside the urban area, wildlife sites and pockets of woodland. Rights of Way cross the area.	
	✓	Zero/Low Impact - no or minimal mitigation required			High Impact – significant mitigation required 
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓	Medium Impact - mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Zero/Low Impact - no or minimal mitigation required	
	✓	High Impact – significant mitigation required 	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 area partly lies within a Source Protection Zone and is affected by Flood Risk Zones at Hetton Lyons. The area also includes areas affected by 1:30 incidence surface water flooding (as well as the upper reaches of Rough Dene Burn), and medium incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Zero/Low Impact - no or minimal mitigation required	
	✓	High Impact – significant mitigation required 	High Impact – significant mitigation required 		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	Zero/Low Impact - no or minimal mitigation required	Suitability and Deliverability		
	✓	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?		
Ground Conditions & Contamination			Site Appraisal Conclusion		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	Undulating area. Waste/landfill sites at Eppleton and Hetton Lyons / Hetton Moor. Part of the area lies within a Coal Referral Area. Pylons cross the landscape. Safeguarded mineral reserves at Eppleton and Hetton Lyons.	Not suitable for development – open countryside of high landscape value, forming strategic Green Infrastructure and wildlife corridors, and protected wildlife sites. 		
	✓	Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	✓	Medium Impact - mitigation required	Not suitable for development – open countryside of high landscape value, forming strategic Green Infrastructure and wildlife corridors, and protected wildlife sites. 		
	✓	High Impact – significant mitigation required 	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)	✓	High Impact – significant mitigation required 	Not suitable for development – open countryside of high landscape value, forming strategic Green Infrastructure and wildlife corridors, and protected wildlife sites. 		
	✓	High Impact – significant mitigation required 	Site Appraisal Conclusion		