



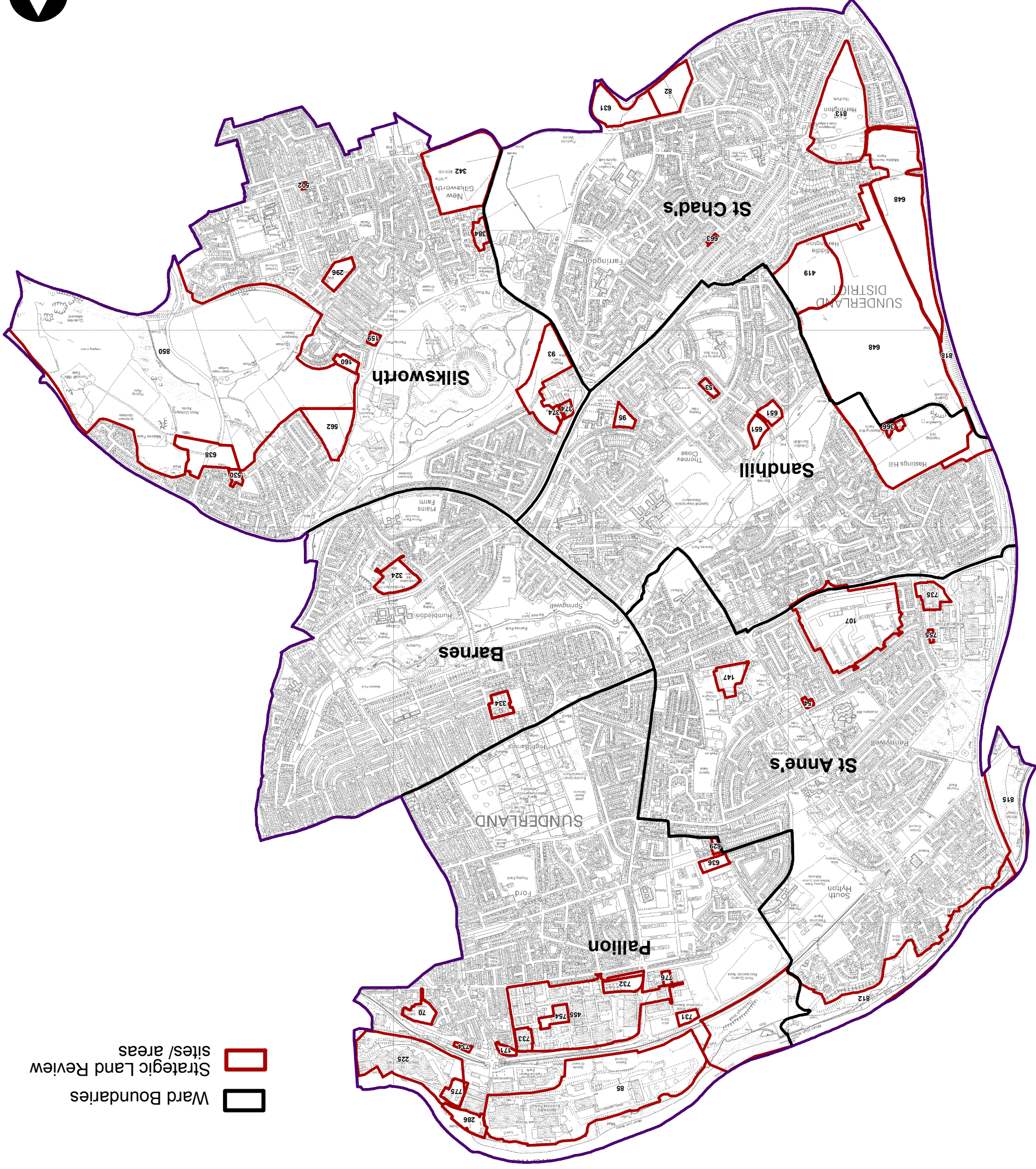
Strategic Land Review

West

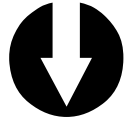
May 2016

Strategic Land Review 2016 Sunderland West


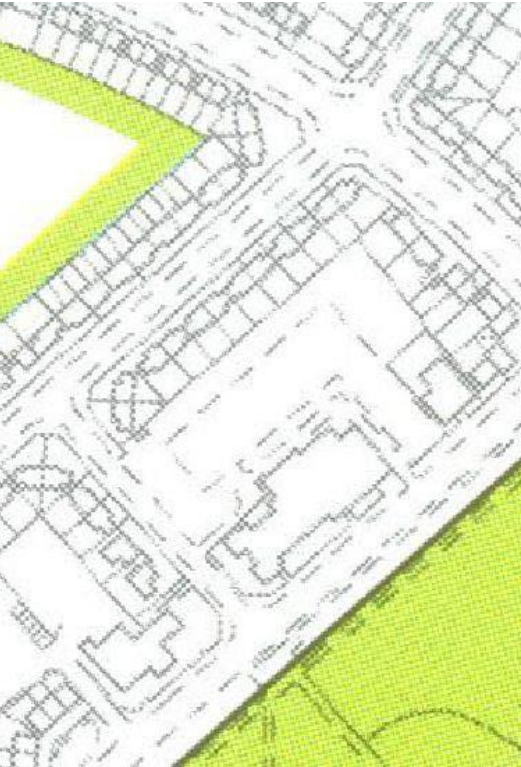

-  Strategic Land Review sites/ areas
-  Ward Boundaries




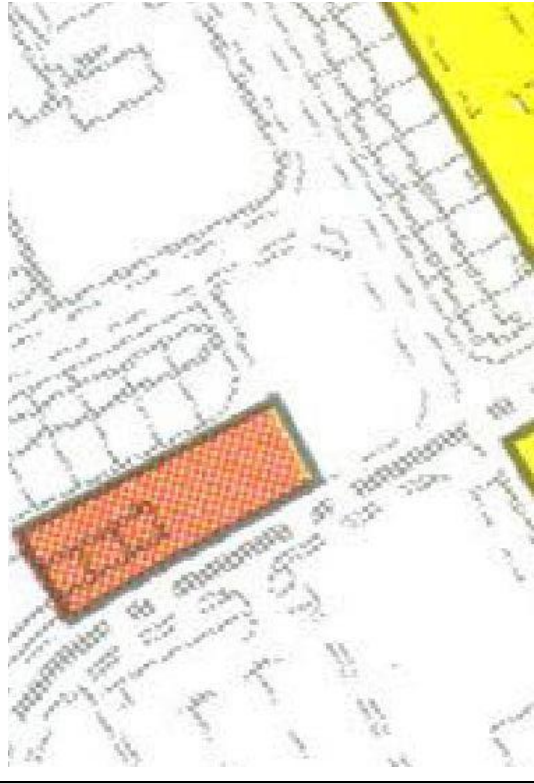
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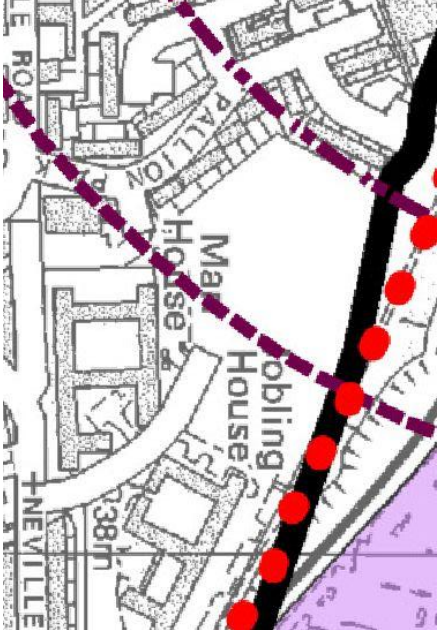
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SLR Ref:		Site Area: 0.42ha		Site Location: Rear of Thorney Close pub		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0	
SHLAA Ref: 53						Is the site in a Settlement Break?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>			
Present Land Use: Car park, vacant land				Adjacent Uses: Restaurant, housing				Site appraised for: Residential				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"/>				2. Safeguard the countryside from further encroachment? <input type="checkbox"/>							
								3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/>				4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>							
Key Designations: UDP EN10 White Land				Adjacent Designations:				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"/>							
				Cumulative Impact				• Subject to Habitats Regulations Assessment											
								• Within Critical Drainage Area											
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))							
Grade 1 Agricultural Land				No significant issues identified.				Adverse impact on Site of Special Scientific Interest (SSSI)				Adverse impact on Local Nature Reserve (LNR)							
Ancient Woodland								Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)							
Area of High Landscape Value or Significance								Are there any known European protected species/habitats on or adjacent to the site?				Are there any known UK protected species/habitats on or adjacent to the site?							
Tree Preservation Order (TPO)								Wildlife Corridor				Would the development of the site impact upon the connectivity of habitats?							
Grade 2 or 3a Agricultural Land								Category 2: Constraints				No.							
Area of Significant Historic Landscape								Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required							
								High Impact - significant mitigation required				High Impact - significant mitigation required							



Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	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	No significant issues identified.	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	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of 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 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.	Existing road access to be improved	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	Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	What is considered suitable on the site? Residential How many homes could be provided? 30 How many jobs could the site provide for? 79dpha	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)	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Site Appraisal Conclusion Potentially suitable for development	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)	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Site Appraisal Conclusion Potentially suitable for development	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development			





SLR Ref: SHLAA Ref: 54	Site Area: 0.19ha	Site Location: Former Eagle PH, Portsmouth Road, Pennywell, Sunderland		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	100	Greenfield %	0	
Present Land Use: Vacant land Adjacent Uses: Housing, retail, community	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 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"/>	
Designations Map 		Key Designations: UDP EN10 White Land	Adjacent Designations: <ul style="list-style-type: none"> Residential Community Retail 	Cumulative Impact <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 						<input 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 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"/>	Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).		
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		


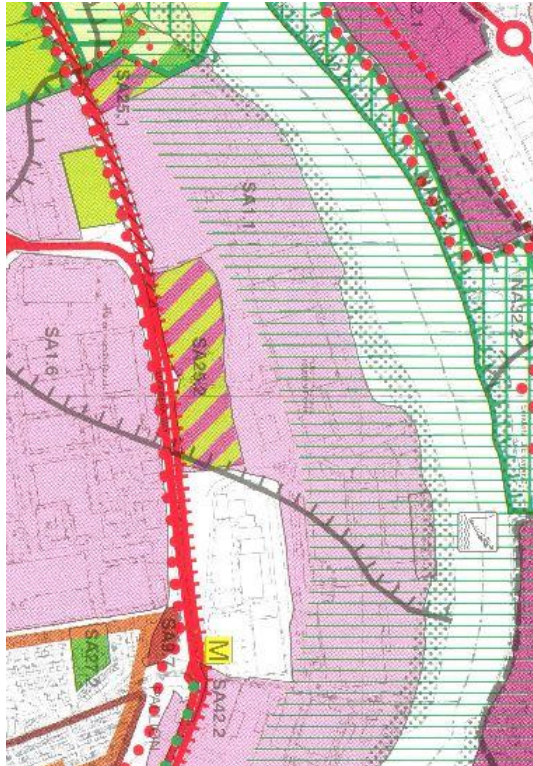
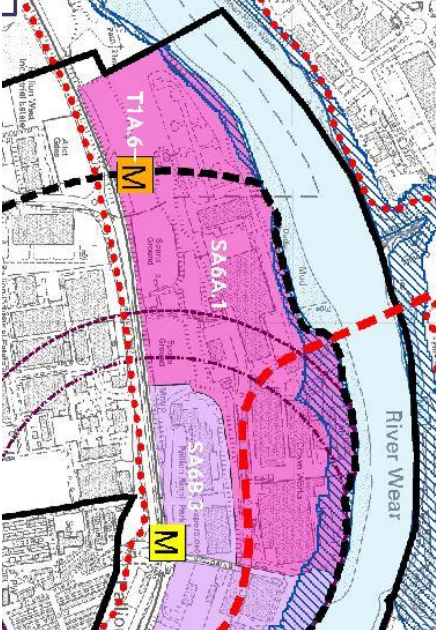
Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance?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

SLR Ref:		Site Area: 1.31ha		Site Location: The Forge, Neville Road, Pallion, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0					
SHLAA Ref: 70						Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban?		<input checked="" type="checkbox"/>		Urban fringe?		<input type="checkbox"/>		Open countryside?		<input type="checkbox"/>	
Present Land Use: Student accommodation/land Adjacent Uses: Housing and Greenspace				Site appraised for: Residential				Would development on this site impact upon the five purposes of the Green Belt?				Impact				No impact					
Site Photos				UDP Designations Map				Alteration No.2 Designations Map				1. Check unrestricted sprawl of the built-up area?				<input type="checkbox"/>					
												2. Safeguard the countryside from further encroachment?				<input type="checkbox"/>					
				Key Designations: UDP EN10 White Land				Cumulative Impact				3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?				<input type="checkbox"/>					
				Adjacent Designations:				<ul style="list-style-type: none"> • Housing • Student accommodation • Greenspace 				4. Preserve the special & separate characteristics of historic settlements?				<input type="checkbox"/>					
												5. Assist in the regeneration of the urban area?				<input type="checkbox"/>					
Landscape and Townscape				Biodiversity				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.													
Category 1: Significant Constraints		Grade I Agricultural Land		Ancient Woodland		No significant issues identified.						Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).			
												Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		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						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?				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? Previous industrial use.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site forms private natural greenspace.	Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		Access from Neville Road. School places are limited, and new developments in this area will exacerbate the issue and potential to further increase the capacity of the existing schools is limited.	Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Previous industrial use (contamination feasible). Part of site is former waste site.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 48 40dpha		Site Appraisal Conclusion Suitable for development if 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)							Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development



SLR Ref: SHLAA Ref: 82		Site Area: 3.53ha		Site Location: Clinton Place / City Way, East Herrington		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		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"/>		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		Impact		No impact	
Site Photos 				Designations Map 				Cumulative Impact				<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>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>									
Key Designations: UDP SA9.21 Housing site				Adjacent Designations:				Category 1: Significant Constraints				<p>• Subject to Habitats Regulations Assessment</p> <p>• Within Critical Drainage Area</p>									
Adjacent Designations:				<ul style="list-style-type: none"> Residential Greenspace 				Category 2: Significant Constraints				<p>Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] <input checked="" type="checkbox"/></p> <p>Adverse impact on Site of Special Scientific Interest (SSSI) <input type="checkbox"/></p> <p>Adverse impact on Local Nature Reserve (LNR) <input type="checkbox"/></p> <p>Are there any known European protected species/habitats on or adjacent to the site? <input type="checkbox"/></p> <p>Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/></p> <p>Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/></p> <p>Are there any known UK protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/></p> <p>Wildlife Corridor <input type="checkbox"/></p>									
Landscape and Townscape				Biodiversity				<p>Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] <input type="checkbox"/></p> <p>Adverse impact on Site of Special Scientific Interest (SSSI) <input type="checkbox"/></p> <p>Adverse impact on Local Nature Reserve (LNR) <input type="checkbox"/></p> <p>Are there any known European protected species/habitats on or adjacent to the site? <input type="checkbox"/></p> <p>Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/></p> <p>Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/></p> <p>Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/></p> <p>Wildlife Corridor <input type="checkbox"/></p>													
Category 1: Significant Constraints				Grade 1 Agricultural Land				No significant issues identified.				<p>Would the development of the site impact upon the connectivity of habitats? No. <input type="checkbox"/></p>									
Category 2: Constraints				Area of High Landscape Value or Significance				<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p>				<p>Medium Impact - mitigation required <input type="checkbox"/></p>				<p>High Impact - significant mitigation required <input type="checkbox"/></p>					
Category 2: Constraints				Tree Preservation Order (TPO)				<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p>				<p>Medium Impact - mitigation required <input type="checkbox"/></p>				<p>High Impact - significant mitigation required <input type="checkbox"/></p>					
Category 2: Constraints				Grade 2 or 3a Agricultural Land				<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p>				<p>Medium Impact - mitigation required <input type="checkbox"/></p>				<p>High Impact - significant mitigation required <input type="checkbox"/></p>					
Category 2: Constraints				Area of Significant Historic Landscape				<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p>				<p>Medium Impact - mitigation required <input type="checkbox"/></p>				<p>High Impact - significant mitigation required <input type="checkbox"/></p>					




Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No	Category 1: Significant Constraints Historic Park or Garden (H List) Village Green Cemetery / Churchyard	The site provides natural greenspace and forms part of a narrow Green Infrastructure corridor / cycleway. A public right of way passes through the site.	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	✓ ✓ ✓	Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)
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? Within accessible location.	Access from Clinton Place	Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Sloping site, partly landfilled.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 80 30dpha	Site is considered suitable for development. Site Appraisal Conclusion	Site is considered suitable for development 	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)
Category 2: Constraints HSE COMAH 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 suitable for development	Site is not 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)

SLR Ref:		Site Area: 31.65ha		Site Location: Former Groves site, Woodbine Terrace, Pallion, Sunderland		Brownfield %		100		Greenfield %		0	
SHLAA Ref: 85						Urban?		<input checked="" type="checkbox"/>		Urban fringe?		<input type="checkbox"/>	
Present Land Use: Vacant industrial land						Would development on this site impact upon the five purposes of the Green Belt?		<input type="checkbox"/>		Impact		<input type="checkbox"/>	
Adjacent Uses: Employment and greenspace						Is the site in a Settlement Break?		<input type="checkbox"/>		Open countryside?		<input type="checkbox"/>	
Site Photos				UDP Designations Map				Alteration No.2 Designations Map					
													
Key Designations: Alteration No2: SA6A.1 Development of mixed use community on former Groves site				Adjacent Designations:				Cumulative Impact					
UDP CN23 Wildlife Corridors M5 Eastern Extent of Shallow Coalfield Area				<ul style="list-style-type: none"> Riverside Employment land Retail Greenspace 				<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity 					
Landscape and Townscape				Biodiversity									
Category 1: Significant Constraints		Grade 1 Agricultural Land		The site lies within the River Wear Limestone Gorge, and is high landscape (and historic landscape) value.				Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>	
		Ancient Woodland						Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)			
		Area of High Landscape Value or Significance						Category 2: Constraints		Adverse impact on Local Nature Reserve (LNR)			
		Tree Preservation Order (TPO)				Adverse impact on Local Wildlife Site (LWS)							
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Geodiversity Site (LGS)							
		Area of Significant Historic Landscape		<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 type="checkbox"/>					
				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"/>					
								Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). It also forms part of the strategic wildlife corridor of the River Wear. Priority habitat / species on and adjacent to the site that would be directly and indirectly impacted upon.					
								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.					
								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?					




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







SLR Ref:		Site Area: 6.12ha		Site Location: North Moor Lane, North Moor Road, Farringdon, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		75			
SHLAA Ref: 93						<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: Amenity greenspace / vacant land				Site appraised for: Residential				Is the site in a Settlement Break?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>		<input type="checkbox"/> Impact <input type="checkbox"/> No impact	
Adjacent Uses: Greenspace, commercial, housing				Site Photos				Designations Map		2. Safeguard the countryside from further encroachment? <input type="checkbox"/>		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmooor? <input type="checkbox"/>		4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>	
								Key Designations:		Adjacent Designations:		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 his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. <input type="checkbox"/>	
								UDP SA6.1 New Mixed Use Site SA11.3 Housing improvements L1/7/9 Open space CN23 Wildlife corridors		<ul style="list-style-type: none"> • Parkland • Commercial • Residential • Fire Station 		Cumulative Impact		<ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • Within Critical Drainage Area 	
Landscape and Townscape				Biodiversity											
Category 1: Significant Constraints		Grade 1 Agricultural Land		No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Lies within proximity of ponds, with evidence of protected species and Schedule 1 birds present. Indirect impact on nearby proposed Local Wildlife Site.	
		Ancient Woodland						Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)		<input type="checkbox"/>			
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)		<input type="checkbox"/>							
		Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>							
		Grade 2 or 3a Agricultural Land				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?		<input type="checkbox"/> 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				<input type="checkbox"/>		Medium Impact - mitigation required		<input checked="" type="checkbox"/>			
				High Impact - significant 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? Lies adjacent to the former Hetton Colliery Railway.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site provides amenity greenspace, including a former sports pitch.	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 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 a small proportion of the site is affected by 1:30 incident surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.	Primary access from North Moor Lane with traffic signal controlled junction. Secondary access for residential	<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 
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 130 28dpha	<input checked="" 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)
Site Appraisal Conclusion				Suitable for development if issues can be overcome			
				Site is considered suitable for development 			
				Site is considered potentially suitable for development			
				Site is not considered suitable for development			

SLR Ref: SHLAA Ref: 95	Site Area: 0.58 or 1.30ha?	Site Location: Land at Thorney Close Primary School		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	50	Greenfield %	50
Present Land Use: Natural greenspace Adjacent Uses: Primary school and housing		Site appraised for: Residential		Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Cumulative Impact <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area 				
		Key Designations: UDP L7 School playing fields Adjacent Designations: <ul style="list-style-type: none"> Residential School Greenspace 		Biodiversity Category 1: Significant Constraints Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscape and Townscape Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		No significant issues identified.			Would the development of the site impact upon the connectivity of habitats? No.				
Area of Significant Historic Landscape Area of Significant Historic Landscape		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		The site provides private natural greenspace, with additional private amenity greenspace to the south-east.	
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Zone. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		Access not feasible, due to access through school	
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 30 40dph		
Category 2: Constraints HSE COMAH 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, however access is a significant issue.			
				Site is considered suitable for development 			
				Site is considered potentially suitable for development 			
				Site is not considered suitable for development			

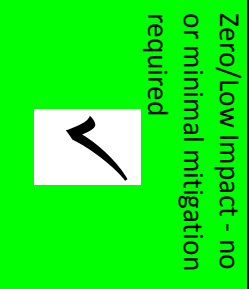
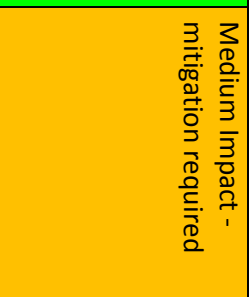
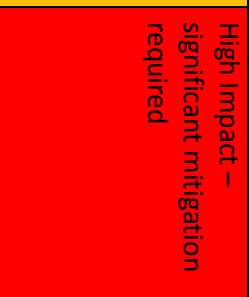
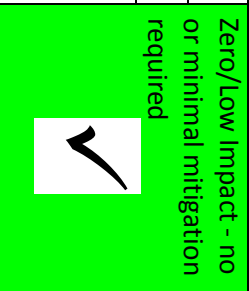
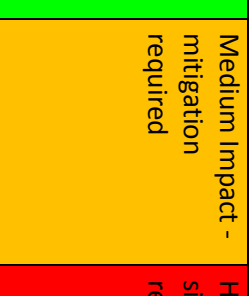
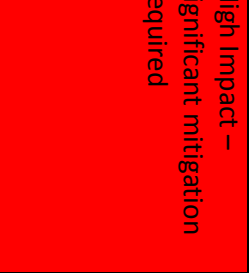
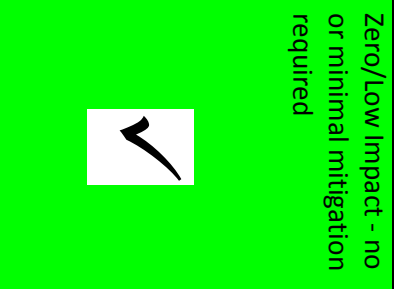
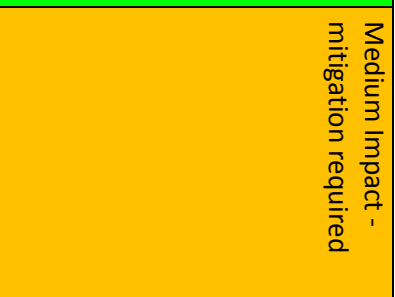
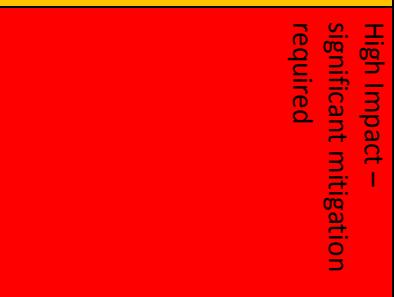
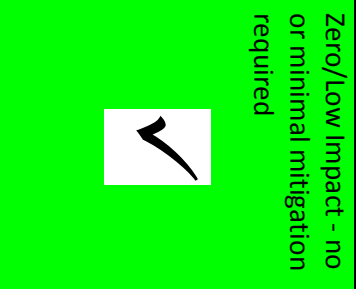
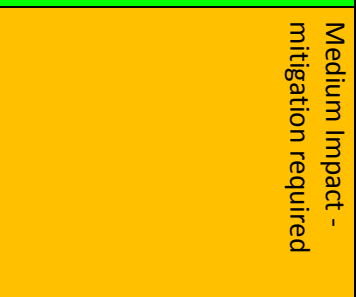
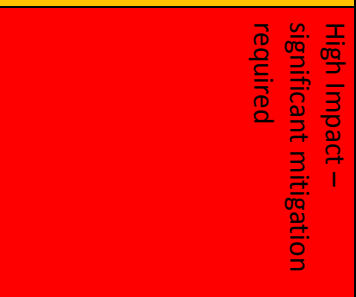
SLR Ref:		Site Area: 16.72ha		Site Location: Phases 2-6, West Pennywell, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>		Brownfield %		100		Greenfield %		0			
SHLAA Ref: 107				Site appraised for: Residential		Is the site in a Settlement Break?		NO <input checked="" type="checkbox"/>		Urban?		✓		Urban fringe?		Open countryside?			
Present Land Use: Vacant land Adjacent Uses: Housing				Site Photos 				Designations Map 				<p>Cumulative Impact</p> <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area <p>Would development on this site impact upon the five purposes of the Green Belt?</p> <ol style="list-style-type: none"> Check unrestricted sprawl of the built-up area? Safeguard the countryside from further encroachment? 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? Preserve the special & separate characteristics of historic settlements? 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				Adjacent Designations:											
Site Photos 																			
Landscape and Townscape																			
Category 1: Significant Constraints				Grade I Agricultural Land				No significant issues identified.											
				Ancient Woodland															
Category 2: Constraints				Area of High Landscape Value or Significance															
				Tree Preservation Order (TPO)															
				Grade 2 or 3a Agricultural Land															
				Area of Significant Historic Landscape															
				Zero/Low Impact - no or minimal mitigation required															
				Medium Impact - mitigation required															
				High Impact - significant mitigation required															
				Would the development of the site impact upon the connectivity of habitats?				No.											
Biodiversity																			
Category 1: Significant Constraints				Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				✓				Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).							
				Adverse impact on Site of Special Scientific Interest (SSSI)															
				Adverse impact on Local Nature Reserve (LNR)															
				Are there any known European protected species/habitats on or adjacent to the site?															
				Adverse impact on Local Geodiversity Site (LGS)															
				Adverse impact on Local Wildlife Site (LWS)															
				Adverse impact on Local Geodiversity Site (LGS)															
				Are there any known UK protected species/habitats on or adjacent to the site?															
				Wildlife Corridor															
				Zero/Low Impact - no or minimal mitigation required															
				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 1: Significant Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required 									
											Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required 				
											Flooding 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 Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity 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 Is the proposed development site designated as open space or playing fields? No.	New staggered access from Chester Road with interim option for early phase. Highways England concern on impact to A19/A183 junction.				
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope				Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 515 41dpha How many jobs could the site provide for?				Site Appraisal Conclusion Suitable for development if key issues can be overcome.											
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			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Zero/Low Impact - no or minimal mitigation required 				Medium Impact - mitigation required				High Impact – significant mitigation required			

SLR Ref: SHLAA Ref: 147		Site Area: 1.86ha		Site Location: Site of Greenway House, Nookside, Sunderland, SR4 8PQ		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0			
Present Land Use: Car parking, greenspace Adjacent Uses: Parkland, housing, school		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact							
Site Photos 				Designations Map 				Cumulative Impact <ul style="list-style-type: none"> • Subject to Habitats Regulations Assessment • Within Critical Drainage Area 											
Key Designations: UDP EN10 White Land SA9.4 New housing				Adjacent Designations: <ul style="list-style-type: none"> • Residential • School • Parkland • Care Home 															
Landscape and Townscape								Biodiversity											
Category 1: Significant Constraints		Grade I Agricultural Land Ancient Woodland		The site contains Tree Preservation Orders, forming the original grounds of Grindon Hall.				Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		✓		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also lies in close proximity to ponds, includes mature trees and there are also protected species present on site.					
Category 2: Constraints		Area of High Landscape Value or Significance 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		✓		Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)									
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Would the development of the site impact upon the connectivity of habitats?		No.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	


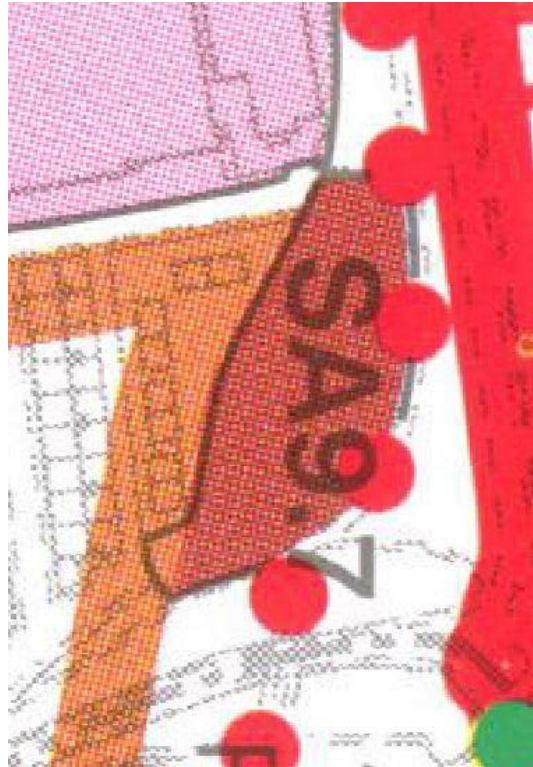
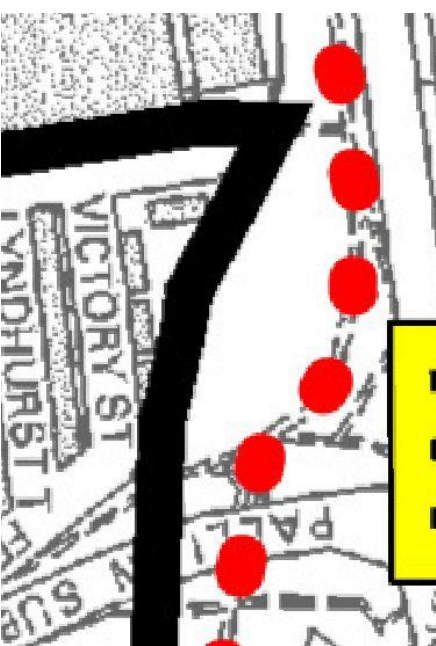
Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological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

SLR Ref: SHLAA Ref: 159	Site Area: 0.29ha	Site Location: Land adjacent to the former Sportsmans Arms PH, Silksworth, Sunderland		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: Housing and greenspace				Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Urban?	<input checked="" type="checkbox"/>	Urban fringe?	<input type="checkbox"/>		
Site Photos 		Designations Map 		Cumulative Impact <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 						<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 Bourm Moor? <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>	
Landscape and Townscape				Biodiversity							
Category 1: Significant Constraints	Grade I Agricultural Land	No significant issues identified.				Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>	Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also forms the edge of a wildlife corridor and is in close proximity to ponds, with evidence of protected species in the area.		
	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"/>	Zero/Low Impact - no or minimal mitigation required		
							Wildlife Corridor	<input checked="" type="checkbox"/>	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? No.				Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site lies on the edge of a Green Infrastructure corridor, linking Silksworth Recreation Centre to the Tunstall Hills.						
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Is the proposed development site designated as open space or playing fields? No.			
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				Low incidence potential of groundwater flooding.									
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone				Suitability and Deliverability What is considered suitable on the site? Residential									
				What is considered suitable on the site? Residential									
				How many homes could be provided? 12									
				How many jobs could the site provide for? 41dpha									
				Site Appraisal Conclusion Potentially suitable for development									
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope				No significant issues identified.									
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Category 2: Constraints HSE COMAH 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)													
Site Appraisal Conclusion Potentially suitable for development				Site is considered suitable for development									
Site Appraisal Conclusion Potentially suitable for development				Site is considered potentially suitable for development									
Site Appraisal Conclusion Potentially suitable for development				Site is not considered suitable for development									

SLR Ref: SHLAA Ref: 160	Site Area: 0.69ha	Site Location: East of Silksworth Lane, High Newport, Silksworth, Sunderland		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100		
Present Land Use: Adjacent Uses:	Site appraised for: Residential			Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Urban?		Urban fringe?	<input checked="" type="checkbox"/>	Open countryside?	<input type="checkbox"/>
Site Photos		Designations Map		Cumulative Impact	<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 	<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>					
											Key Designations: UDP SA9.19 New housing site
Landscape and Townscape				Biodiversity							
Category 1: Significant Constraints	Grade 1 Agricultural Land	No significant issues identified.				Category 1: Significant Constraints	Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>	Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also forms the edge of a wildlife corridor and is in close proximity to ponds and protected species. There is evidence of farmland and garden birds in the area.		
	Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)				
Category 2: Constraints	Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)				
	Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>			
	Grade 2 or 3a Agricultural Land		Adverse impact on Local Wildlife Site (LWS)		Category 2: Constraints	Adverse impact on Local Geodiversity Site (LGS)	<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"/>				
			Wildlife Corridor	<input checked="" type="checkbox"/>		Would the development of the site impact upon the connectivity of habitats?	Yes				
								Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	



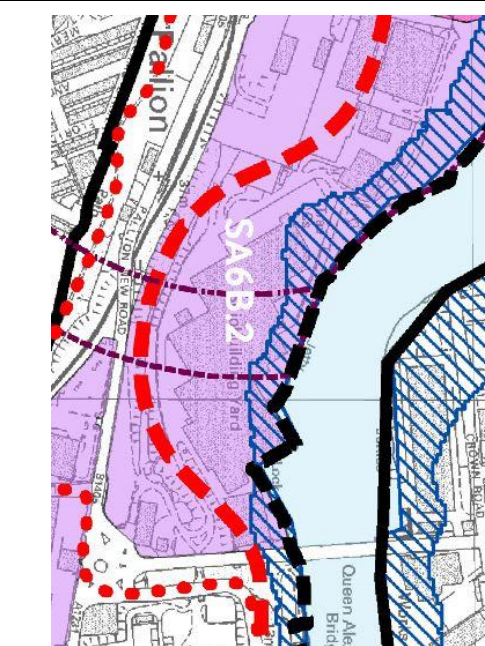
Historic Environment and Culture				Green Infrastructure													
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms part of a Green Infrastructure corridor that links Silksworth Recreation Centre to the Tunstall Hills.											
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	No. <input checked="" type="checkbox"/>	No. <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.				Approved extra care scheme									
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	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 Predominantly Flat Topography Gentle Slope Undulating Steep Slope				Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?			
										Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site Appraisal Conclusion Permission granted for extra care facility.			
										Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site is considered suitable for development <input checked="" type="checkbox"/>			
														Site is considered potentially suitable for development <input type="checkbox"/>			
				Site is not considered suitable for development <input type="checkbox"/>													


SLR Ref: SHLAA Ref: 171		Site Area: 0.40ha		Site Location: Former Pallion Station site, Pallion New Road, Sunderland		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Brownfield %		Greenfield %		100												
Present Land Use: Amenity greenspace		Adjacent Uses: Housing, greenspace		Site appraised for: Residential		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/> Open countryside?		<input type="checkbox"/> Impact <input type="checkbox"/> No impact														
Site Photos				UDP Designations Map				Alteration No.2 Designations Map																
																								
				Key Designations: UDP SA9.7 New housing site		Adjacent Designations:		Cumulative Impact		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.														
						<ul style="list-style-type: none"> Residential Greenspace Commercial 		<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity 																
Landscape and Townscape				No significant issues identified.				<table border="1"> <tr> <td>Category 1: Significant Constraints</td> <td>Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))</td> <td rowspan="5" style="text-align: center; vertical-align: middle;">✓</td> </tr> <tr> <td></td> <td>Adverse impact on Site of Special Scientific Interest (SSSI)</td> </tr> <tr> <td></td> <td>Adverse impact on Local Nature Reserve (LNR)</td> </tr> <tr> <td></td> <td>Are there any known European protected species/habitats on or adjacent to the site?</td> </tr> <tr> <td></td> <td>Adverse impact on Local Wildlife Site (LWS)</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)		Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)
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 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																						
		Zero/Low Impact - no or minimal mitigation required		✓		Medium Impact - mitigation required		✓		High Impact – significant mitigation required														
				Would the development of the site impact upon the connectivity of habitats?		No.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required												

Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? Local archaeological significance – former railway station site.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	The site provides amenity greenspace and forms part of the Metro Cycleway from South Hylton to Sunderland.	<input type="checkbox"/> <input type="checkbox"/>	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)	<input type="checkbox"/> <input type="checkbox"/>	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.	<input type="checkbox"/> <input type="checkbox"/>	Access from road to west. School places are limited, and new developments in this area will exacerbate the issue and potential to further increase the capacity of the existing schools is limited.	<input type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Ground Conditions & Contamination				Suitability and Deliverability					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/> <input type="checkbox"/>	No significant issues identified.	What is considered suitable on the site? Greenspace	<input type="checkbox"/> <input type="checkbox"/>	Site is considered suitable for development.	<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 2: Constraints HSE COMAH 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	Site Appraisal Conclusion Not considered suitable for development.	<input type="checkbox"/> <input type="checkbox"/>	Site is considered suitable for development	<input checked="" type="checkbox"/>	Site is considered potentially suitable for development	Site is not considered suitable for development	

SLR Ref:	Site Area: 11.92ha	Brownfield %		100	Greenfield %	0
SHLAA Ref: 225		Urban?	<input checked="" type="checkbox"/>	Urban fringe?		Open countryside?

Present Land Use: Industrial / warehouse Adjacent Uses: Employment land	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
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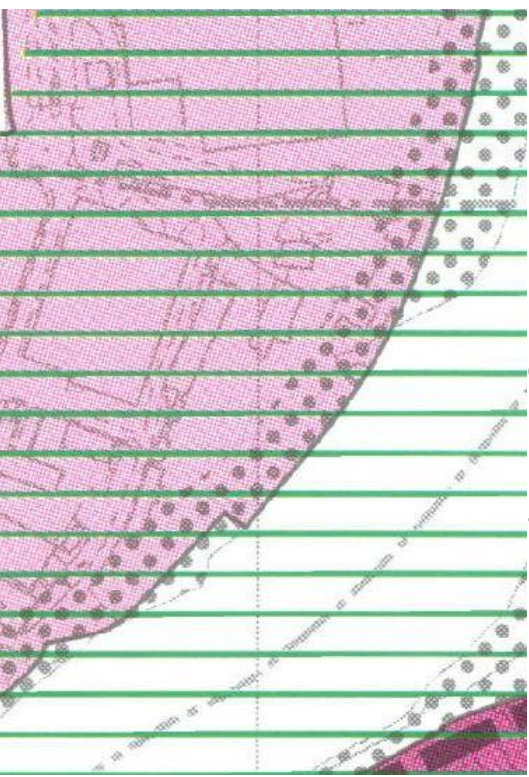
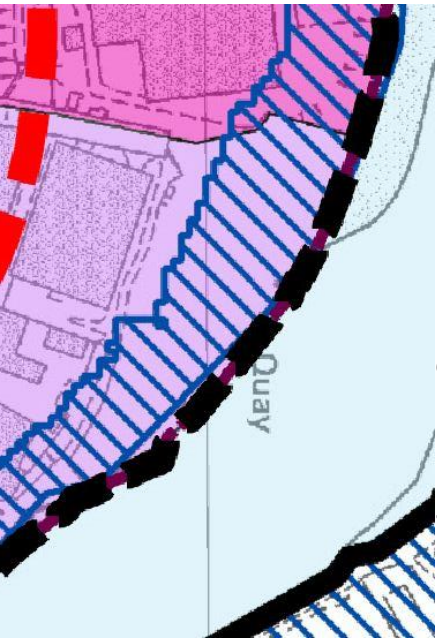
			Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <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: Alteration No.2: SAGB.2 Pallion Yard support in longer term for mixed use development. UDP CN23 Wildlife Corridors NA30.4 Key viewpoints	Adjacent Designations: <ul style="list-style-type: none"> Riverside Employment Commercial 	Cumulative Impact <ul style="list-style-type: none"> Subject to Habitats Regulations Assessment School capacity 	Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also forms a key part of the River Wear wildlife corridor.





Landscape and Townscape Category 1: Significant Constraints Grade 1 Agricultural Land Ancient Woodland		Lies within an area of historic and high landscape value along the River Wear.	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					












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		Would the development of the site impact upon the connectivity of habitats? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	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)					


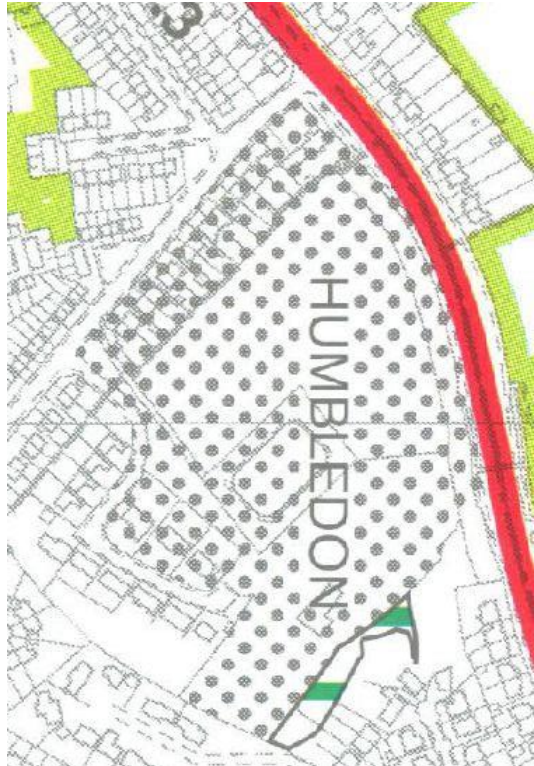
Historic Environment and Culture				Green Infrastructure											
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Site is adjacent and within setting of grade II listed Queen Alexander Bridge. Local archaeological significance relating to shipbuilding and historic riverside village.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site lies within the River Wear strategic Green Infrastructure corridor.	Category 1: Significant Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	No.	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 Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>	High Impact – significant mitigation required			
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?				Access from new major road scheme, design in progress. School places are limited, and new developments in this area will exacerbate the issue and potential to further increase the capacity of the existing schools is limited.							
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?				Residential 250 28dpha							
				Ground Conditions & Contamination Plateau site. Potential contamination from industrial uses.				Site Appraisal Conclusion Currently allocated for employment land- Employment Land Review recommends that the site could potentially be allocated for other uses. Following completion of new highway projects the site may be suitable for residential development				Site is considered suitable for development			
				Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope				Site Appraisal Conclusion Site is considered potentially suitable for development				Site is not considered suitable for development			
				Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site Appraisal Conclusion Site is considered suitable for development				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 is considered suitable for development				Site is not considered suitable for development							

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



Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Local archaeological significance relating to shipbuilding and historic riverside village.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			The site lies within the River Wear strategic Green Infrastructure corridor.
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			The northern edge of the site forms the edge of the River Wear. Part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			Access from new major road scheme, design in progress. School places are limited, and new developments in this area will exacerbate the issue and potential to further increase the capacity of the existing schools is limited.
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 65 41dpha		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Currently allocated for employment land- Employment Land Review recommends that the site could potentially be allocated for other uses. The site may potentially be suitable for residential development			

SLR Ref:		Site Area: 1.43ha		Site Location: North Street Allotments, Blind Lane, Silksworth, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		100					
SHLAA Ref: 296						<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: Allotments		Adjacent Uses: Housing		Site appraised for: Residential		Is the site in a Settlement Break?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>		<input type="checkbox"/> Impact <input type="checkbox"/> No impact					
Site Photos				Designations Map				Cumulative Impact <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 									
																	
Key Designations: UDP L1/7/9 Open space				Adjacent Designations:				Biodiversity Category 1: Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] <input checked="" type="checkbox"/>									
																	
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)] <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? 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 Would the development of the site impact upon the connectivity of habitats? No.											
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	
						<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).																	

Historic Environment and Culture				Green Infrastructure											
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The entire site provides allotments.											
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	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			Category 2: Constraints 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 			
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)				Suitability and Deliverability What is considered suitable on the site? Allotments / open space How many homes could be provided? 32 25dpha How many jobs could the site provide for?											
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Not suitable for development, designated open space and allotments.											
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:		Site Area: 2.40ha		Site Location: Land east of Durham Road and Tudor Grove, Humbleton, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		100			
SHLAA Ref: 324						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input checked="" type="checkbox"/> Urban fringe?		<input type="checkbox"/> Open countryside?					
Present Land Use: Natural greenspace Adjacent Uses: Housing				Site appraised for: Residential				Is the site in a Settlement Break?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>		<input type="checkbox"/> Impact <input type="checkbox"/> No impact	
Site Photos 				Designations Map 				Cumulative Impact		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"/>					
				Key Designations: UDP EN10 White Land B14 Areas of Potential Archaeological Importance		Adjacent Designations:		<ul style="list-style-type: none"> • Residential 		<ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • Within Critical Drainage Area 					
Landscape and Townscape				Biodiversity											
Category 1: Significant Constraints		Grade 1 Agricultural Land		The site lies within an area of high landscape value, forming part of Humbleton Hill (Magnesian Limestone outcrop) and the wider urban area of Humbleton/Tunstall/Ashbrooke.		Category 1: Significant Constraints		Adverse impact on European sites (SPA or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Priority habitats and species are present on site and in close proximity to the area. Site also lies in close proximity to a geological SSSI.			
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)		<input checked="" type="checkbox"/>					
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)		<input type="checkbox"/>					
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>					
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		<input type="checkbox"/>					
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>					
		Zero/Low Impact - no or minimal mitigation required						Are there any known UK protected species/habitats on or adjacent to the site?		<input type="checkbox"/>					
		Medium Impact - mitigation required						Wildlife Corridor		<input type="checkbox"/>					
		High Impact - significant mitigation required						Would the development of the site impact upon the connectivity of habitats?		<input type="checkbox"/> No.					
		Zero/Low Impact - no or minimal mitigation required								<input checked="" type="checkbox"/>					
		Medium Impact - mitigation required								<input type="checkbox"/>					
		High Impact - significant mitigation required								<input checked="" type="checkbox"/>					

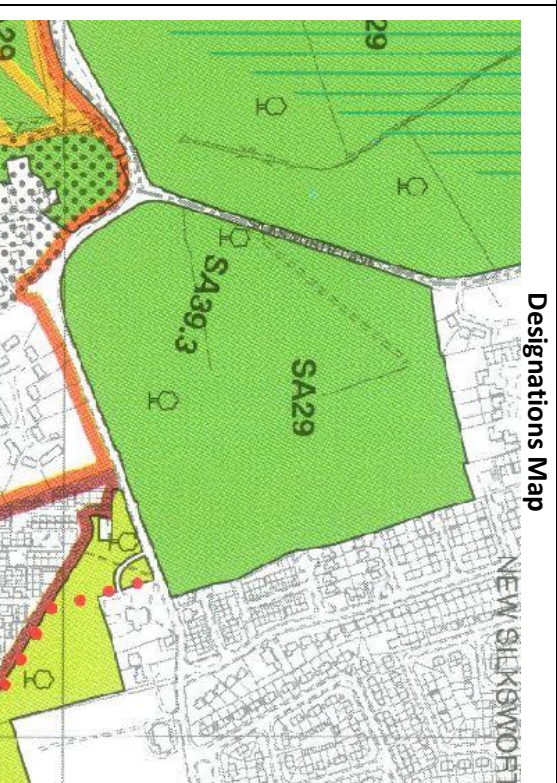
Historic Environment and Culture				Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? Yes, site includes the Humbeldon Hill Scheduled Ancient Monument.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site provides private natural greenspace.	Category 1: Significant Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	✓	Category 2: Constraints 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		
	Grade II Listed Building/Structure Conservation Area Archaeological Site (Known & potential)										✓	Zero/Low Impact - no or minimal mitigation required
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.				Approved scheme, access from Tudor Grove				
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	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			
	Surface Water Flooding – % of land within 1 in 30 incidence (high)									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 100 incidence (medium)									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 1000 incidence (less)									Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Critical Drainage Area									Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
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	✓	Steeply sloping site, difficult to develop.	Site considered suitable for residential development, provided that a number of significant constraints can be overcome.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	What is considered suitable on the site? Residential 8 4dpha	How many homes could be provided? 8	How many jobs could the site provide for?			
	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone									Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Electricity Pylon (+ 10m buffer zone)									Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	HSE COMAH Middle or Outer Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints 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			
	Landfill sites, Contaminated land	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required								
	Minerals Legacy (quarries and coal mining)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required								
	Minerals Safeguarded Area	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required								
	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: 334		Site Area: 1.17ha		Site Location: Holy Cross House, Ettrick Grove, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>		Brownfield %		100		Greenfield %		0	
Present Land Use: Care home and convent		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"/>	
Adjacent Uses: Housing				Site Photos				Designations Map				Cumulative Impact					
								<ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • Within Critical Drainage Area 				<p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then his will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>					
Key Designations: UDP EN10 White Land				Adjacent Designations: • Residential				Biodiversity				Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site is also in proximity to ponds and priority species, and would indirectly impact on a nearby Local Wildlife Site.					
Landscape and Townscape				No significant issues identified.				Category 1: Significant Constraints				Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC])					
Grade 1 Agricultural Land								Adverse impact on Site of Special Scientific Interest (SSSI)				<input checked="" type="checkbox"/>					
Ancient Woodland								Adverse impact on Local Nature Reserve (LNR)				<input type="checkbox"/>					
Area of High Landscape Value or Significance								Are there any known European protected species/habitats on or adjacent to the site?				<input checked="" type="checkbox"/>					
Tree Preservation Order (TPO)								Adverse impact on Local Wildlife Site (LWS)				<input checked="" type="checkbox"/>					
Grade 2 or 3a Agricultural Land								Adverse impact on Local Geodiversity Site (LGS)				<input type="checkbox"/>					
Area of Significant Historic Landscape								Are there any known UK protected species/habitats on or adjacent to the site?				<input checked="" type="checkbox"/>					
Category 2: Constraints								Wildlife Corridor				<input type="checkbox"/>					
								Would the development of the site impact upon the connectivity of habitats?				No.					
								Zero/Low Impact - no or minimal mitigation required				<input checked="" type="checkbox"/>					
								Medium Impact - mitigation required				<input type="checkbox"/>					
								High Impact - significant mitigation required				<input checked="" type="checkbox"/>					

Historic Environment and Culture				Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The grounds of Holy Cross are identified as containing burials.				
								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 private amenity greenspace and burial land
Flooding				Infrastructure and Services						
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		Existing access for minor/apartment scheme.				
								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	✓	No significant issues identified.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	30 29dpha					
								Category 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 Not suitable for development, previous application refused.				Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development

SLR Ref: SHLAA Ref: 342	Site Area: 11.22ha	Site Location: Land at Mill Hill, Silksworth Road, Sunderland	Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	
					Urban?	<input checked="" type="checkbox"/>	Urban fringe?		Open countryside?

Present Land Use: Natural greenspace Adjacent Uses: Housing, parkland, natural greenspace	Site appraised for: Residential	Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt?	Impact	No impact
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Key Designations:
UDP SA29 Proposed open space/parkland

Adjacent Designations:

- Residential
- Greenspace

Cumulative Impact

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

1. Check unrestricted sprawl of the built-up area?
 2. Safeguard the countryside from further encroachment?
 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and 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.

Landscape and Townscape

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

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




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

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

SLR Ref: SHLAA Ref: 366		Site Area: 0.34ha		Site Location: Hastings Hill Farm, Hastings Hill, Sunderland		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield %		0		Greenfield %		100		Open countryside? <input checked="" type="checkbox"/>													
Present Land Use: Farmhouse Adjacent Uses: Agriculture		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact																			
Site Photos 				Designations Map 				Green Belt Separation In terms of core Green Belt purpose, this Field helps to prevent urban sprawl and countryside encroachment. Furthermore, it provides the setting to Hastings Hill Scheduled Ancient Monument and acts as a buffer zone to the SSSI. It supports the wildlife and green infrastructure corridor linking Barnes Park to Herrington Country Park, and in landscape terms forms part of the Limestone Escarpment.				1. Check unrestricted sprawl of the built-up area? <input checked="" type="checkbox"/>				2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/>				3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input 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"/>			
Key Designations: UDP CN2/3/4/5 Green Belt B14 Areas of Potential Archaeological Importance CN15 Great North Forest				Adjacent Designations: • Agriculture				Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • Within Critical Drainage Area				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 <input checked="" type="checkbox"/>							
Landscape and Townscape 				Site lies on the Magnesian Limestone Escarpment and within an area of higher landscape value. It also lies adjacent to 2 Scheduled Ancient Monuments.				Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also forms part of a wildlife corridor linking Barnes Park Extensions to the wider Green Belt between Sunderland and Houghton-le-Spring. The site is in close proximity to a SSSI and has potential to impact on bats and birds.				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required <input checked="" type="checkbox"/>				High Impact - significant mitigation required											
Category 1: Significant Constraints		Grade 1 Agricultural Land		Site lies on the Magnesian Limestone Escarpment and within an area of higher landscape value. It also lies adjacent to 2 Scheduled Ancient Monuments.		Category 1: Significant Constraints		Adverse impact on European sites (Ramgar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>																					
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)																							
Category 2: Constraints		Area of High Landscape Value or Significance				<input checked="" type="checkbox"/>		Adverse impact on Local Nature Reserve (LNR)																							
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?																							
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)																							
		Area of Significant Historic Landscape		<input checked="" type="checkbox"/>				Adverse impact on Local Geodiversity Site (LGS)																							
								Are there any known UK protected species/habitats on or adjacent to the site?																							
								Wildlife Corridor		<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? Yes, local and national archaeological significance. The site lies close to and within the setting of the Hastings Hill Round Barrow, cursus and causewayard enclosure Scheduled Ancient Monuments	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site lies within a Green Infrastructure corridor linking Barnes Park Extensions to the Green Belt to the west of Sunderland. A public right of way passes through the site.	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
	Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)							
Category 2: Constraints Grade II listed Building/Structure Conservation Area			Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment					
Flooding			Infrastructure and Services			Suitability and Deliverability		
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?		Access from rural lane with poor linkage.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
			Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Site remote from 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	✓							
Ground Conditions & Contamination				Site Appraisal Conclusion				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	What is considered suitable on the site? Agriculture / farm		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)				How many homes could be provided? How many jobs could the site provide for?	14 41dpha	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 forms part of the Green Belt.		Site is not considered suitable for development			

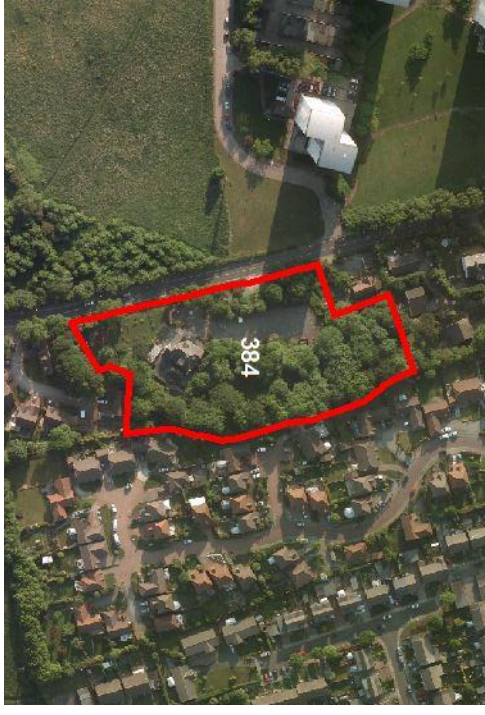
SLR Ref: SHLAA Ref: 374		Site Area: 0.59ha		Site Location: Farringdon Police Station, Durham Road, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0					
Present Land Use: Police Station Adjacent Uses: Greenspace, fire station, housing				Site appraised for: Residential				Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		Impact <input type="checkbox"/>		No impact <input type="checkbox"/>	
Site Photos 				Designations Map 				Cumulative Impact <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 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? 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"/>	
Key Designations: UDP SA6.1 New mixed use sites.				Adjacent Designations: <ul style="list-style-type: none"> Greenspace Dual carriageway Fire Station 				Biodiversity				Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also lies in proximity to ponds and priority species.		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Landscape and Townscape				No significant issues identified.				Category 1: Significant Constraints				Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>							
Category 1: Significant Constraints				Grade 1 Agricultural Land				Category 2: 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								Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>							
				Tree Preservation Order (TPO)								Adverse impact on Local Wildlife Site (LWS)									
				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?		<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	No significant issues identified.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Residential development accessible from existing roads	
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 30 How many jobs could the site provide for? 57dpha	
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	

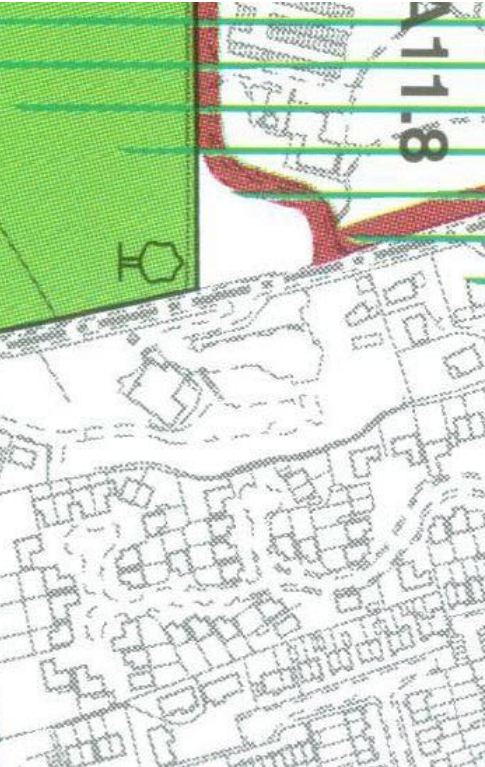
SLR Ref: SHLAA Ref: 384	Site Area: 0.98ha	Site Location: Hunter's Lodge, Silksworth Close, Silksworth, Sunderland		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	50	Greenfield %	50
Present Land Use: Public house Adjacent Uses: Housing and greenspace						Urban?	<input checked="" type="checkbox"/>	Urban fringe?	<input type="checkbox"/>

Site appraised for: Residential	Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt?	Impact	No impact
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Site Photos



Designations Map



Key Designations: UDP EN10 White Land	Adjacent Designations:	Cumulative Impact	
	<ul style="list-style-type: none"> Residential Greenspace 	<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Within Critical Drainage Area 	

Landscape and Townscape



Much of the site is subject to Tree Preservation Orders.



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



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


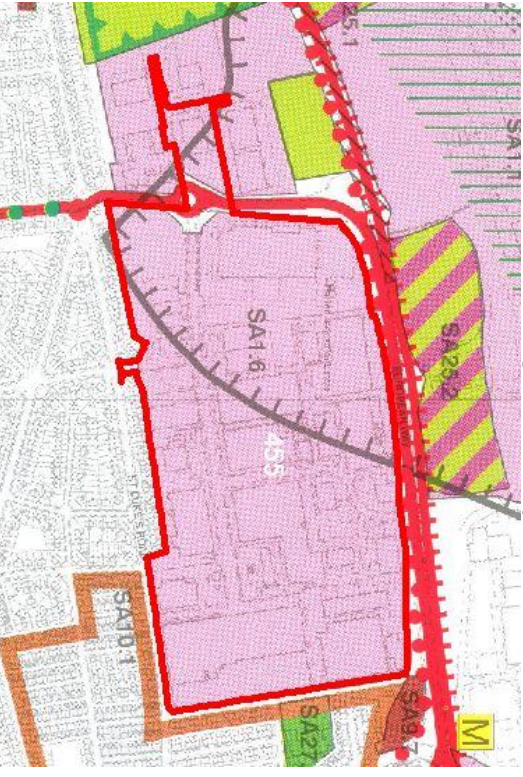
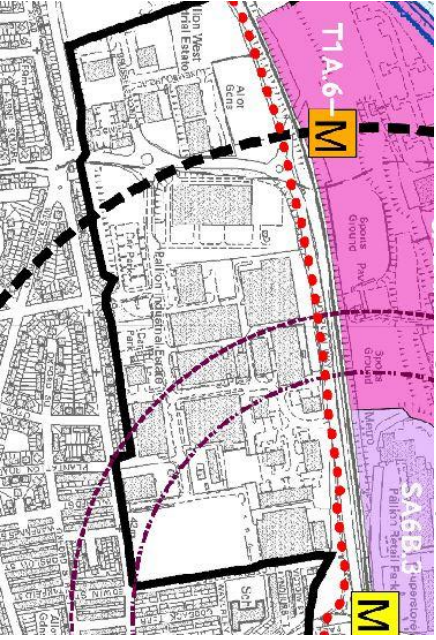
Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). It is also linked to Foxhole Wood and Doxford Park. The site includes mature trees, lies in proximity to ponds and priority species, a SSSI and a proposed Local Wildlife Site.





Green Infrastructure	Would the development of the site impact upon the connectivity of habitats?	Yes	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
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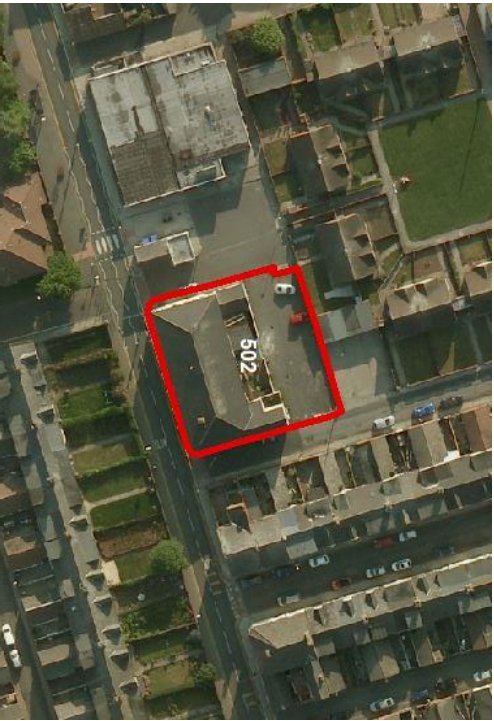
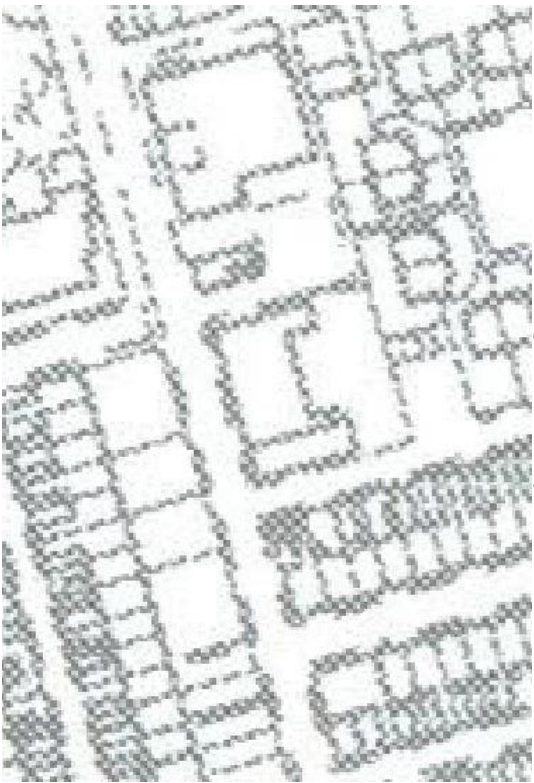
Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? Yes, site was once Gilley Law Limestone Quarry in the mid-19 th Century.	Category 1: Significant Constraints	Historic Park or Garden (EH List)		The site lies on the edge of a Green Infrastructure corridor and provides informal natural greenspace (woodland).	
	World Heritage Site & Setting (+ candidate)				Village Green			
Category 2: Constraints	Grade I/Grade II* Listed Building/Structure			Category 2: Constraints	Public Open Space/Playing Field/Play Area			
	Grade II Listed Building/Structure				Natural greenspace			
	Conservation Area				Allotment			
	Archaeological Site (Known & potential)				Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor			No.
Flooding			Infrastructure and Services					
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		The site lies within a Critical Drainage Area.		Is there road capacity for site traffic generation?		Minor residential development, existing access	
	Flood Risk Zone 3A (High Vulnerability)				Is there water and sewerage capacity for site requirements?			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)		Zero/Low Impact - no or minimal mitigation required		Is there education/community/health facility capacity for site requirements?		Medium Impact - mitigation required <input checked="" type="checkbox"/>	
	Groundwater Flooding				What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			
	Surface Water Flooding – % of land within 1 in 30 incidence (high)				Within accessible location.			High Impact – significant mitigation required
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)							
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)							
Critical Drainage Area	5%							
Source Protection Zone	<input checked="" type="checkbox"/>							
Ground Conditions & Contamination								
Site Topography	Predominantly Flat		Sloping and terraced site.		What is considered suitable on the site?		Residential	
	Gentle Slope				How many homes could be provided?	11	20dph	
	Undulating				How many jobs could the site provide for?			
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required		Site Appraisal Conclusion			
	Electricity Pylon (+ 10m buffer zone)				Potentially suitable for development. Site has been the subject of numerous applications			
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Medium Impact - mitigation required <input checked="" type="checkbox"/>		Site is considered suitable for development			
	Landfill sites, Contaminated land				Site is considered potentially suitable for development <input checked="" type="checkbox"/>			
	Minerals Legacy (quarries and coal mining)				Site is not considered suitable for development			
	Minerals Safeguarded Area							
	High Voltage electricity line(+10m buffer zone)							

SLR Ref: SHLAA Ref: 419		Site Area: 8.92ha		Site Location: Middle Herrington Farm, Hillcrest, Sunderland		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield %		Greenfield %		100			
Present Land Use: Agriculture and housing		Adjacent Uses: Agriculture and housing		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact			
Site Photos				Designations Map				Green Belt Separation		1. Check unrestricted sprawl of the built-up area?		✓		□			
								In terms of core Green Belt purpose, this Field helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it partly incorporates a large Scheduled Ancient Monument which is nationally protected. It supports the wildlife and green infrastructure corridor linking Barnes Park to Herrington Country Park, as well as southwards towards Houghton-le-Spring. It also falls within a Critical Drainage Area. In landscape terms it forms part of the Limestone Clay Plateau.		2. Safeguard the countryside from further encroachment?		✓		□			
Key Designations: UDP CN2/3/4/5 Green Belt B14 Areas of Potential Archaeological Importance CN15 Great North Forest				Adjacent Designations:				Cumulative Impact		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?		✓		□			
Adjacent Designations:				<ul style="list-style-type: none"> • Agriculture • Residential 				<ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • Within Critical Drainage Area 		4. Preserve the special & separate characteristics of historic settlements?		✓		□			
Landscapes and Townscape				Biodiversity				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.		5. ✓		5. □			
Category 1: Significant Constraints		Grade 1 Agricultural Land		Site lies on the Limestone Clay Plateau and within an area of higher landscape value. It also partly incorporates a Scheduled Ancient Monument. The site is also identified as Grade 2 agricultural land.				Category 1: Significant Constraints		Adverse impact on European sites (Rammar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		✓		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also forms part of a wildlife corridor linking Barnes Park Extensions to the wider Green Belt between Sunderland and Houghton-le-Spring. It lies in close proximity to ponds and proposed Local Wildlife Sites, and would impact upon priority species, including farmland birds.			
		Ancient Woodland						Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)							
Category 2: Constraints		Area of High Landscape Value or Significance						Category 2: Constraints		Adverse impact on Local Nature Reserve (LNR)							
		Tree Preservation Order (TPO)						Category 2: Constraints		Are there any known European protected species/habitats on or adjacent to the site?		✓					
		Grade 2 or 3a Agricultural Land		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		✓		Adverse impact on Local Geodiversity Site (LGS)		✓					
		Area of Significant Historic Landscape		Category 2: Constraints		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		✓		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
				Category 2: Constraints		Wildlife Corridor		✓		Would the development of the site impact upon the connectivity of habitats?		Yes		✓			
				Category 2: Constraints		Wildlife Corridor		✓		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? Yes, local and national archaeological significance. The site partly incorporates the Hastings Hill cursus and causeway enclosure Scheduled Ancient Monument and is within the setting of the Hastings Hill Round Barrow SAM.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site lies within a Green Infrastructure corridor linking Barnes Park Extensions to the Green Belt to the west of Sunderland. A public right of way passes along the eastern edge of the site.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)						
Category 2: Constraints Grade II listed Building/Structure Conservation Area			Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment				
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Site remote from local facilities.	Highway access not achievable from existing road network	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓ ✓ ✓ ✓ ✓		✓ ✓ ✓ ✓ ✓				
Ground Conditions & Contamination			Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 150 22dpha	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Site Appraisal Conclusion Site forms part of the Green Belt.				
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)							

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

Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		A small amount of natural greenspace (shelter belt) exists to the west of the site.		
								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 is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.		Access from St Luke's Road, mitigation required. School places are limited, and new developments in this area will exacerbate the issue and potential to further increase the capacity of the existing schools is limited.		
								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		Industrial uses may mean that contamination is present.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment 700 41dpha			
								Category 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 Retain as employment land- as set out in the Employment Land Review. Not suitable for residential development.		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development

SLR Ref: 502		Site Area: ha		Site Location: Vane Arms, Silksworth, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>		Brownfield %		100		Greenfield %		0	
SHLAA Ref:						NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>					
Present Land Use: Public house						YES <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact <input type="checkbox"/>		No impact <input type="checkbox"/>					
Adjacent Uses: Housing, retail						NO <input checked="" type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>		<input type="checkbox"/>					
Site Photos				Designations Map													
																	
				Key Designations: UDP EN10 White land.													
				Adjacent Designations:													
				<ul style="list-style-type: none"> Residential Retail 													
				Cumulative Impact													
				<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 													
Landscape and Townscape				Biodiversity													
Category 1: Significant Constraints		Grade 1 Agricultural Land		No significant issues identified.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).					
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?									
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)									
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)									
								Are there any known UK protected species/habitats on or adjacent to the site?									
								Wildlife Corridor									
								Would the development of the site impact upon the connectivity of habitats?		No.							
												Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
												<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>	

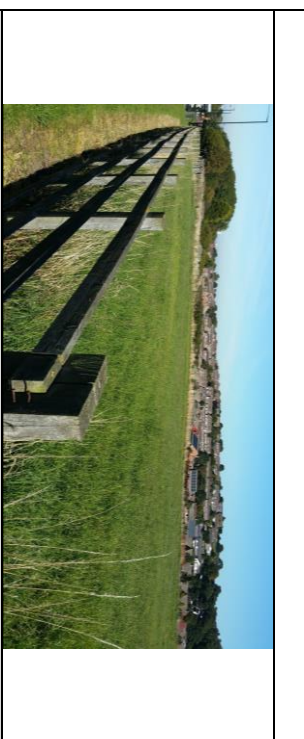
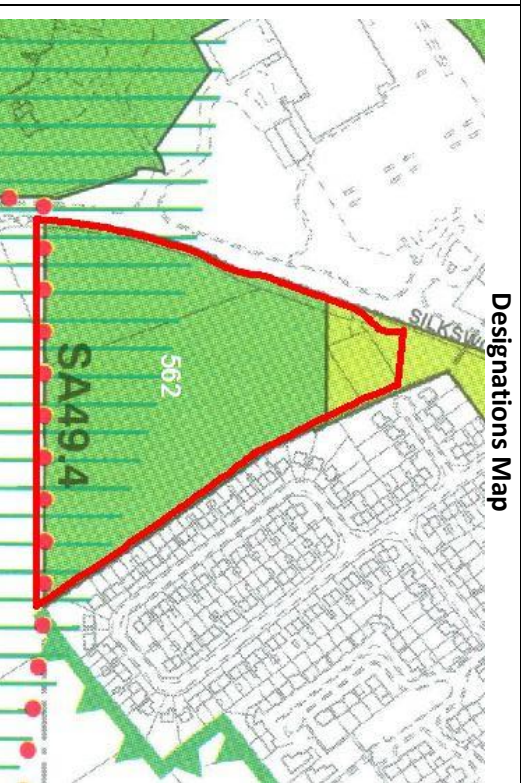
Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance?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

SLR Ref: 530		Site Area: 0.44ha		Site Location: Land west of Tunstall Hills, Tunstall		Brownfield %		100		Greenfield %		0			
SHLAA Ref:				Hope Road, Sunderland		Urban?		✓		Urban fringe?		Open countryside?			
Present Land Use: Agriculture				Site appraised for: Residential				Is the site in the Green Belt?				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
Adjacent Uses: Nature reserve, housing, agriculture				Designations Map				Is the site in a Settlement Break?				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
								Cumulative Impact				<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment Critical Drainage Area. 			
				<p>Key Designations:</p> <ul style="list-style-type: none"> UDP EN10 White land CN6 Settlement Breaks B14 Areas of Potential Archaeological Importance 				<p>Adjacent Designations:</p> <ul style="list-style-type: none"> SSSI (CN20) Agriculture Residential 							
Landscape and Townscape															
Category 1: Significant Constraints		Grade I Agricultural Land		Helps to form the backdrop to the Tunstall Hills and is identified as an area of higher landscape value.				<p>Category 1: Significant Constraints</p> <p>Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site?</p>							
		Ancient Woodland													
Category 2: Constraints		Area of High Landscape Value or Significance													
		Tree Preservation Order (TPO)		<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>Category 1: Significant Constraints</p> <p>Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site?</p>					
		Grade 2 or 3a Agricultural Land		<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>Category 1: Significant Constraints</p> <p>Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site?</p>					
		Area of Significant Historic Landscape		<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>Category 1: Significant Constraints</p> <p>Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site?</p>					
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
<p>Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Lies on the edge of the Tunstall Hills wildlife corridor. Evidence of priority species on and in vicinity of site.</p>															
				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? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site lies on the edge of the Green Infrastructure corridor linking Silksworth with the Tunstall Hills.	<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"/>	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?	Proposals require demolition of properties- site has planning approval.	<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	Limited accessibility to local facilities.	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	<input type="checkbox"/> <input type="checkbox"/>
Ground Conditions & Contamination					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/> <input type="checkbox"/>	No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 6 15dpha	<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"/>	Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion Site has previously been granted planning approval. Potentially suitable for development.	Site is considered suitable for development	<input checked="" type="checkbox"/>
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<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 checked="" type="checkbox"/>

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

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



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

Adjacent Designations:

- Retail
- Residential
- Agriculture
- Sport/Recreation

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

Cumulative Impact

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

Landscape and Townscape

Category 1: Significant Constraints	Grade I Agricultural Land	The site lies within an area of higher landscape value, in close proximity to the Tunstall Hills. Tree Preservation Orders exist on site. Agricultural land quality not known.
	Ancient Woodland	

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

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

Biodiversity



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





Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). It also forms part of a wildlife corridor between Silksworth Recreation Centre and Tunstall Hills. The site lies in proximity to ponds (proposed LWS) and a Local Nature Reserve. Priority species are evident in and close to the site.





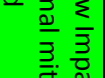


Would the development of the site impact upon the connectivity of habitats?	Yes.	<input checked="" type="checkbox"/>
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Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required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

Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms part of a Green Infrastructure corridor linking Silksworth Recreation Centre to the Tunstall Hills. A small proportion of the site has previously been used for allotment purposes.							
								Category 2: Constraints Grade II listed Building/Structure Conservation Area	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Flooding			Infrastructure and Services								
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site 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.	Access from existing roundabout, to be upgraded to meet capacity requirements							
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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 75 24dpha			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"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
								Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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: 629	Site Area: 0.30ha	Site Location: Former Ford & Hylton Social Club, Fordfield Road, Sunderland		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	100	Greenfield %	0						
Present Land Use: Vacant land Adjacent Uses: Housing and greenspace	Site appraised for: Residential			Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Urban? <input checked="" type="checkbox"/>	Urban fringe? <input type="checkbox"/>	Open countryside? <input type="checkbox"/>	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"> Residential Greenspace <p>Cumulative Impact</p> <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 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>										
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)) 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	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? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also lies in proximity to bat roosts.			
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	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	Zero/Low Impact - no or minimal mitigation required			
				Would the development of the site impact upon the connectivity of habitats?		No.				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
										Medium Impact - mitigation required		High Impact - significant mitigation required			




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

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

Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints	Historic Park or Garden (EH List)	The site forms part of the Green Infrastructure corridor linking Silksworth to the coast. The site also incorporates a public bridleway leading to the Tunstall Hills.		
	World Heritage Site & Setting (+ candidate)			Village Green			
	Grade I/Grade II* Listed Building/Structure			Cemetery / Churchyard			
Category 2: Constraints	Grade II Listed Building/Structure		Category 2: Constraints	Public Open Space/Playing Field/Play Area			
	Conservation Area			Natural greenspace			
	Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation required		Allotment			
		Medium Impact - mitigation required		Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>		
		High Impact – significant mitigation required		Is the proposed development site designated as open space or playing fields?	No. <input type="checkbox"/>		
Flooding			Infrastructure and Services				
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)	Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation?				
	Flood Risk Zone 3A (High Vulnerability)		Is there water and sewerage capacity for site requirements?				
			Is there education/community/health facility capacity for site requirements?				
			What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?				
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Zero/Low Impact - no or minimal mitigation required	Limited accessibility to local facilities.				
	Groundwater Flooding		Medium Impact - mitigation required				
	Surface Water Flooding – % of land within 1 in 30 incidence (high)		High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required			<input checked="" type="checkbox"/>
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)			Medium Impact - 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	Sloping site.	Suitability and Deliverability				
	Gentle Slope		What is considered suitable on the site?			Agriculture	
	Undulating		How many homes could be provided?			57	
	Steep Slope		How many jobs could the site provide for?			20dpha	
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone	Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion				
	Electricity Pylon (+ 10m buffer zone)		Numerous issues, not suitable for development	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
Category 2: Constraints	HSE COMAH Middle or Outer Zone	High Impact – significant mitigation required				<input checked="" type="checkbox"/>	
	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 includes 2 Scheduled Ancient Monuments, the Hastings Hill Round Barrow, cursum and causeyard enclosure Scheduled Ancient Monuments, and other smaller sites of local archaeological significance. It is also adjacent and within setting of the grade II listed Middle Herrington Farm.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms an essential part of the Green Infrastructure corridor leading into Barnes Park Extensions, and also forms part of the wider strategic corridor running between the River Wear and County Durham. Public rights of way runs through the site.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)						
Category 2: Constraints Grade II listed Building/Structure Conservation Area				Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment			
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? Isolated from local facilities.			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone				Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?			
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope				Site Appraisal Conclusion Site is located within Green Belt.			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site is considered suitable for development			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site is considered potentially suitable for development			
				Site is not considered suitable for development			


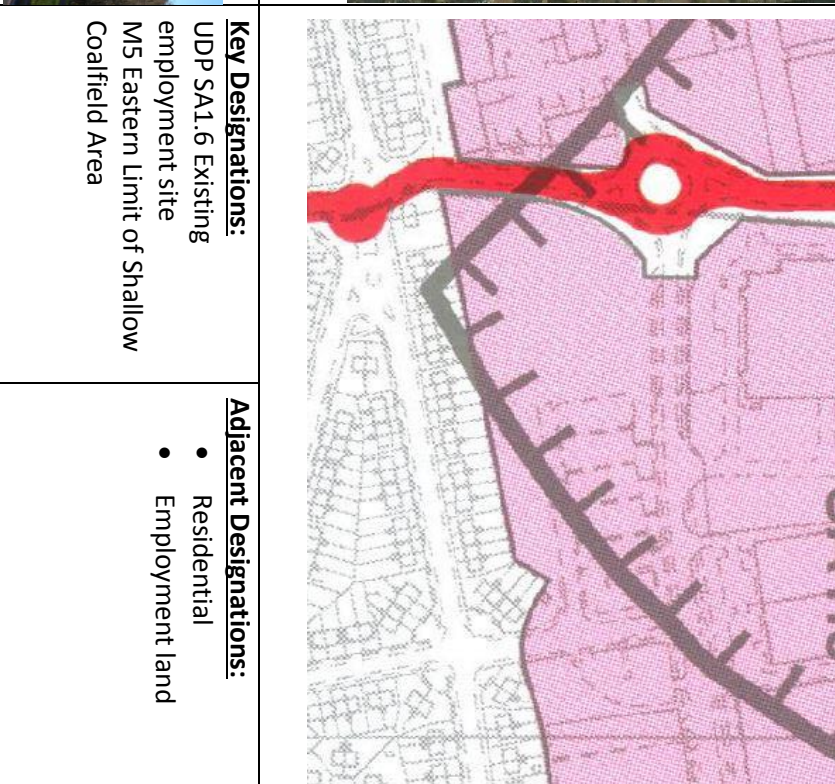
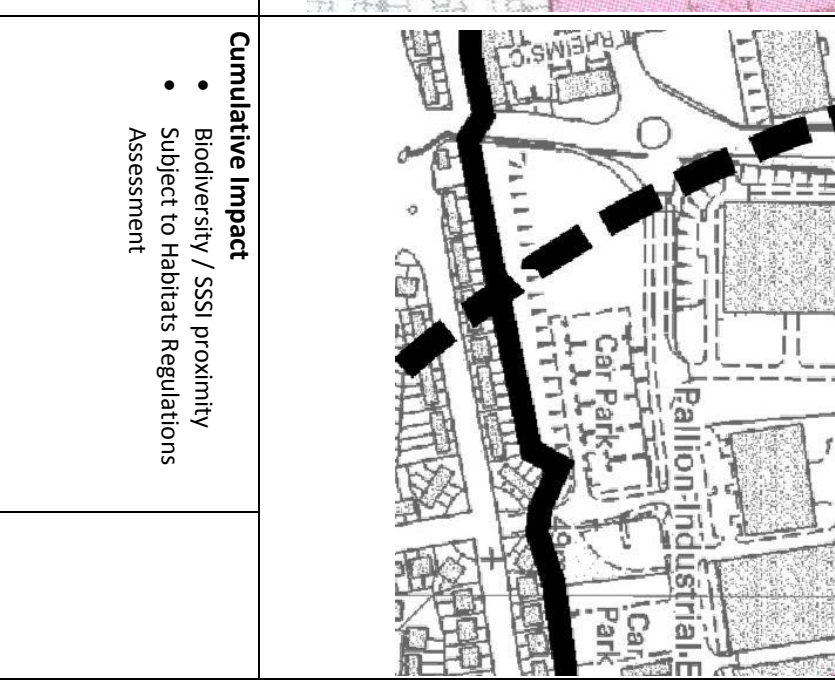
Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance?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

SLR Ref: 663	Site Area: 0.11 ha	Site Location: Former East Herrington Library, Farringdon, Sunderland		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	100	Greenfield %	0	
SHLAA Ref:						Urban?	<input checked="" type="checkbox"/>	Urban fringe?	<input type="checkbox"/>	
Present Land Use: Former library						Urban?	<input checked="" type="checkbox"/>	Urban fringe?	<input type="checkbox"/>	
Adjacent Uses: Housing						Open countryside?	<input type="checkbox"/>	Impact	<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 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.				
				Cumulative Impact	<ul style="list-style-type: none"> Subject to Habitats Regulations Assessment Within Critical Drainage Area 					
		Key Designations: UDP L1/7/9 Existing open space		Adjacent Designations:	<ul style="list-style-type: none"> Residential Greenspace 					
Landscape and Townscape										
Category 1: Significant Constraints	Grade I Agricultural Land	No significant issues identified.								
	Ancient Woodland									
Category 2: Constraints	Area of High Landscape Value or Significance									
	Tree Preservation Order (TPO)									
	Grade 2 or 3a Agricultural Land									
	Area of Significant Historic Landscape	Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required				
		<input checked="" type="checkbox"/>								
Biodiversity										
Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	<input checked="" type="checkbox"/>								
	Adverse impact on Site of Special Scientific Interest (SSSI)									
	Adverse impact on Local Nature Reserve (LNR)									
	Are there any known European protected species/habitats on or adjacent to the site?									
Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)									
	Adverse impact on Local Geodiversity Site (LGS)									
	Are there any known UK protected species/habitats on or adjacent to the site?	<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"/>				
Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Priority species exist in the area.										


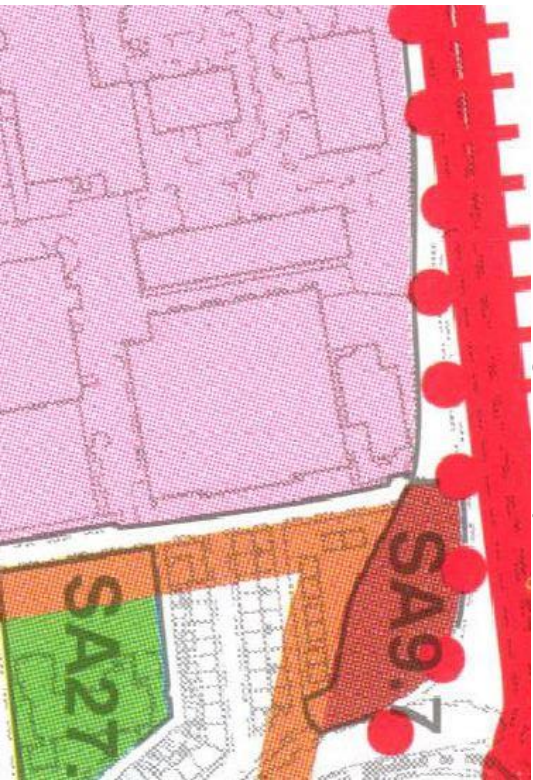
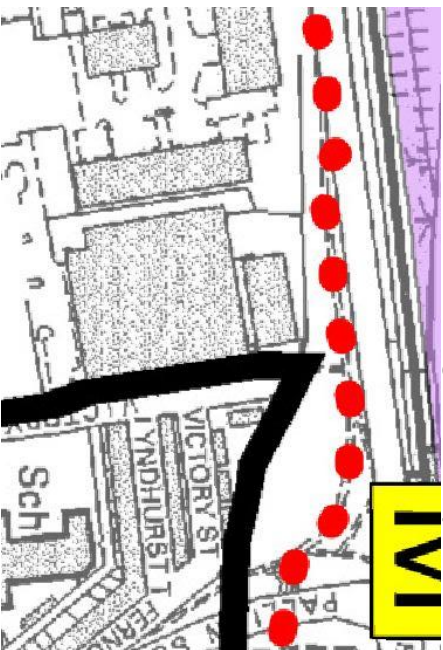


Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within accessible location.	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Site Appraisal Conclusion Has planning approval and is suitable for development	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	
No significant issues identified.		Residential 5 45dpha	
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: 731	Site Area: 0.59ha	Site Location: Plot 1, Pallion Industrial Estate, Sunderland		Is the site in the Green Belt?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	
SHLAA Ref:							Urban?	<input checked="" type="checkbox"/>	Urban fringe?		Open countryside?
Present Land Use: Vacant employment land							Would development on this site impact upon the five purposes of the Green Belt?		Impact	No impact	
Adjacent Uses: Allotments and employment							1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>	<input type="checkbox"/>	
Site Photos				UDP Designations Map				2. Safeguard the countryside from further encroachment?		<input type="checkbox"/>	<input type="checkbox"/>
								3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bourm 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 SA1.6 Existing employment site				5. Assist in the regeneration of the urban area?		<input type="checkbox"/>	<input type="checkbox"/>
				M5 Eastern Limit of Shallow Coalfield 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.			
				Adjacent Designations:							
				<ul style="list-style-type: none"> • Employment land • Allotments • Railway 							
Landscape and Townscape				Biodiversity							
Category 1: Significant Constraints	Grade 1 Agricultural Land	No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>	
	Ancient Woodland					Adverse impact on Site of Special Scientific Interest (SSSI)					
Category 2: Constraints	Area of High Landscape Value or Significance					Adverse impact on Local Nature Reserve (LNR)					
	Tree Preservation Order (TPO)					Are there any known European protected species/habitats on or adjacent to the site?					
	Grade 2 or 3a Agricultural Land					Adverse impact on Local Wildlife Site (LWS)					
	Area of Significant Historic Landscape					Adverse impact on Local Geodiversity Site (LGS)					
						Are there any known UK protected species/habitats on or adjacent to the site?					
						Wildlife Corridor					
						Would the development of the site impact upon the connectivity of habitats?		No.			
								Zero/Low Impact - no or minimal mitigation required			
								Medium Impact - mitigation required		<input checked="" type="checkbox"/>	
								High Impact - significant mitigation required			


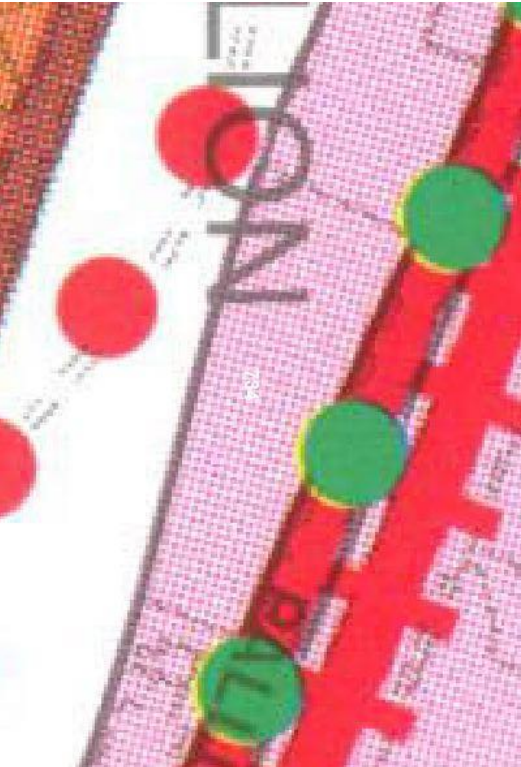
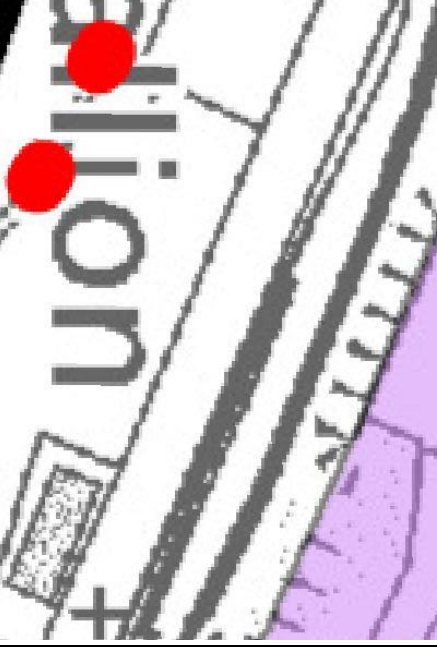
Historic Environment and Culture			Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site provides informal scrub / natural greenspace and lies adjacent to the River Wear GI 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 site is subject to lower incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Access to plot restricted by boundary of plot 2 to south. Allotments to east. Metro track and footpath / cycleway to north.	
						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			
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 		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment	Site is considered suitable for development 	Site is not considered suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Medium Impact - mitigation required 	Site Appraisal Conclusion			Site is considered potentially suitable for development	
		High Impact - significant mitigation required 	Retain as employment			Site is not considered suitable for development



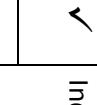
SLR Ref: 732		Site Area: 1.31ha		Site Location: Plots 4-7, Pallion Industrial Estate, Pallion Way, Sunderland		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0											
SHLAA Ref:						Urban? <input checked="" type="checkbox"/>		Urban fringe?				Open countryside?													
Present Land Use: Employment land		Adjacent Uses: Housing and employment		Site appraised for: Employment land		Is the site in the Green Belt? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Is the site in a Settlement Break? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact											
												<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>													
<p>Key Designations:</p> <ul style="list-style-type: none"> UDP SA1.6 Existing employment site M5 Eastern Limit of Shallow Coalfield Area 				<p>Adjacent Designations:</p> <ul style="list-style-type: none"> Residential Employment land 				<p>Cumulative Impact</p> <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 				<p>Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).</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)		Adverse impact on Local Nature Reserve (LNR)		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)		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?		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Grade 2 or 3a Agricultural Land								Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		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?		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Area of Significant Historic Landscape								Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		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?		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		A small amount of natural greenspace (shelter belt) exists to the west of the site.
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 Retain as employment		
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			Industrial uses may mean that contamination is present.		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Zero/Low Impact - no or minimal mitigation required		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Medium Impact - mitigation required		
			High Impact – significant mitigation required		
			Zero/Low Impact - no or minimal mitigation required		
			Medium Impact - mitigation required		
			High Impact – significant mitigation required		
			Zero/Low Impact - no or minimal mitigation required		
			Medium Impact - mitigation required		
			High Impact – significant mitigation required		
			Zero/Low Impact - no or minimal mitigation required		
			Medium Impact - mitigation required		
			High Impact – significant mitigation required		


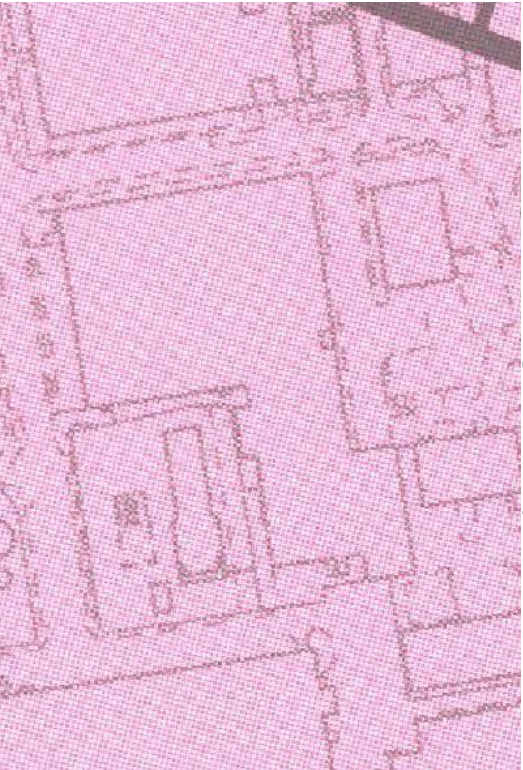
SLR Ref: 733		Site Area: 0.95ha		Site Location: Plots 10-11, Pallion Industrial Estate, Pallion Way, Sunderland		YES <input type="checkbox"/>		Brownfield %		100		Greenfield %		0	
SHLAA Ref:						NO <input checked="" type="checkbox"/>		Urban?		<input checked="" type="checkbox"/>		Urban fringe?		<input type="checkbox"/>	
Present Land Use: Vacant employment land						YES <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		<input type="checkbox"/>		Impact		<input type="checkbox"/>	
Adjacent Uses: Employment						NO <input checked="" type="checkbox"/>		Would unrestricted sprawl of the built-up area?		<input type="checkbox"/>		No impact		<input type="checkbox"/>	
Site Photos				UDP Designations Map				Alteration No.2 Designations Map							
												<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:			
				UDP SA1.6 Existing employment site				<ul style="list-style-type: none"> Employment land 				Cumulative Impact			
								<ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment 							
Landscape and Townscape								Biodiversity							
Category 1: Significant Constraints				Grade 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)								Are there any known UK 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			
Historic Environment and Culture								Green Infrastructure							
								<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>No.</p>							
								<p>Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).</p>							
								<p>Zero/Low Impact - no or minimal mitigation required</p>							
								<p>Medium Impact - mitigation required</p>							
								<p>High Impact - significant mitigation required</p>							


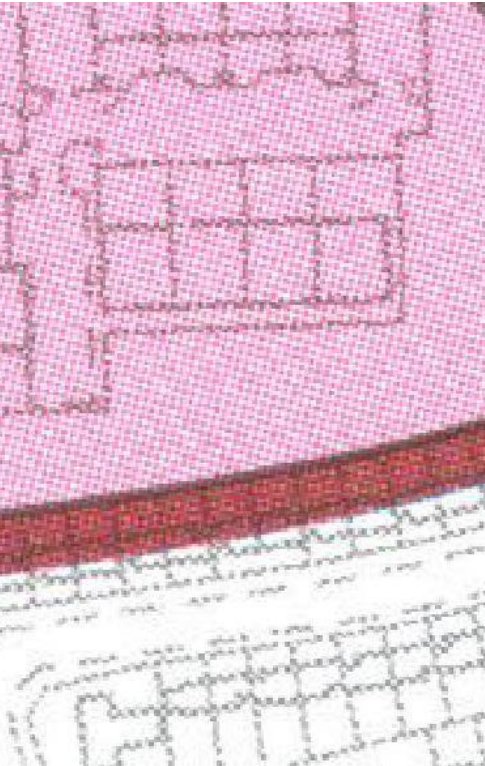

Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints	Historic Park or Garden (EH List)	No significant issues identified.	
	World Heritage Site & Setting (+ candidate)			Village Green		
	Grade I/Grade II* Listed Building/Structure			Cemetery / Churchyard		
Category 2: Constraints	Grade II Listed Building/Structure	Category 2: Constraints	Public Open Space/Playing Field/Play Area			
	Conservation Area		Natural greenspace			
	Archaeological Site (Known & potential)		Allotment			
		Zero/Low Impact - no or minimal mitigation required ✓	Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor		Zero/Low Impact - no or minimal mitigation required ✓	
		Medium Impact - mitigation required	Is the proposed development site designated as open space or playing fields?	No	Medium Impact - mitigation required	
		High Impact - significant mitigation required	Infrastructure and Services		High Impact - significant mitigation required	
Flooding		The site is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation?	✓	Access via Victory Street
Category 1: Significant Constraints	Flood Risk Zone 3B (Functional Floodplain)		Is there water and sewerage capacity for site requirements?		Zero/Low Impact - no or minimal mitigation required ✓	
	Flood Risk Zone 3A (High Vulnerability)		Is there education/community/health facility capacity for site requirements?			
Category 2: Constraints	Flood Risk Zone 2(Medium Vulnerability)	Zero/Low Impact - no or minimal mitigation required ✓	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Medium Impact - mitigation required	
	Groundwater Flooding			High Impact - significant mitigation required ✓		
	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					
Ground Conditions & Contamination						
Site Topography	Predominantly Flat	✓	Industrial uses may mean that contamination is present.			
	Gentle Slope		Site Suitability and Deliverability	What is considered suitable on the site?	Employment	
	Undulating			How many homes could be provided?		
Steep Slope		How many jobs could the site provide for?				
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone	Zero/Low Impact - no or minimal mitigation required	Retain as employment		Site is considered suitable for development ✓	
	Electricity Pylon (+ 10m buffer zone)		Medium Impact - mitigation required ✓	Site is considered potentially suitable for development	Site is not considered suitable for development	
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: 734		Site Area: 0.24ha		Site Location: South side of Pallion New Road, west of Petrol Station, Sunderland		YES <input type="checkbox"/>		Brownfield %		100		Greenfield %		0			
SHLAA Ref:						NO <input checked="" type="checkbox"/>		Urban?		Urban fringe?		Open countryside?					
Present Land Use: Vacant employment land				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						NO <input checked="" type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?									
Site Photos				UDP Designations Map				Alteration No.2 Designations Map				<p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>					
																	
				Key Designations: UDP SA1.1 Existing employment site				Adjacent Designations:									
								Cumulative Impact									
								<ul style="list-style-type: none">Subject to Habitats Regulations Assessment									
Landscape and Townscape				No significant issues identified.				Biodiversity				Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).					
Category 1: Significant Constraints		Grade 1 Agricultural Land				Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>							
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?									
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)									
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)									
								Are there any known UK protected species/habitats on or adjacent to the site?									
								Wildlife Corridor									
								Would the development of the site impact upon the connectivity of habitats?		No.							
												Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
												<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	



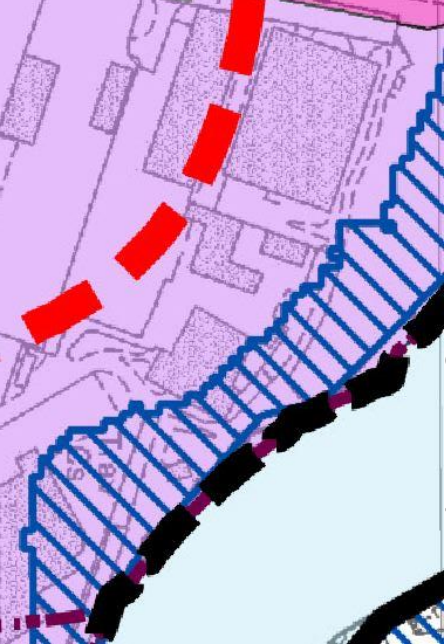

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological importance.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Provides informal natural greenspace linked to the adjacent cycleway.	
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site is subject to lower incidence groundwater flooding.		Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Road network to alter as part of Phase 3 of the Sunderland Strategic Transport Corridor. Metro track and multi-user route to south.	
Ground Conditions & Contamination			Suitability and Deliverability		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Industrial uses may mean that contamination is present.		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Sunderland Strategic Transport Corridor improvements	
Site Appraisal Conclusion			Employment Land Review recommends that this site is no longer required for employment purposes, and the site has been proposed to form part of the Sunderland Strategic Transport Corridor.		

Historic Environment and Culture			Green Infrastructure				
Category 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)		No significant issues identified.	Is there road capacity for site traffic generation? <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plot 1 – Access through existing industrial estate road network. Minor capacity improvements to Chester Road roundabout and Hylton Road.		
			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"/>	Is there education/community/health facility 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"/>	Possible contamination from previous industrial uses.	What is considered suitable on the site? Mixed use	<input checked="" type="checkbox"/>	Site is not considered suitable for development		
			Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)			How many homes could be provided? <input type="checkbox"/>	How many jobs could the site provide for? <input type="checkbox"/>
			Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site Appraisal Conclusion Employment Land Review recommends that the site could be reconsidered for mixed uses. Non 'B' uses already permitted on part of the site.	
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				


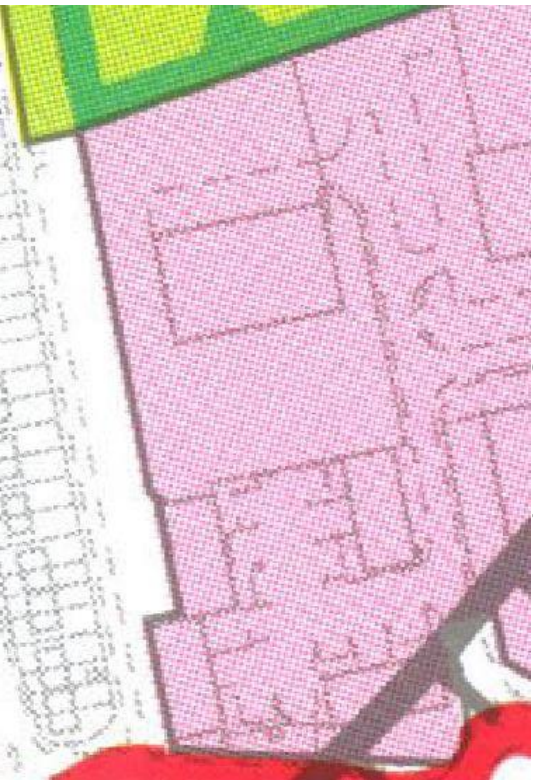
SLR Ref: 754		Site Area: 1.04ha		Site Location: Plots 8-9, Pallion Industrial Estate, Pallion Way, Sunderland		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0	
SHLAA Ref:												Urban?		<input checked="" type="checkbox"/>		Urban fringe?		Open countryside?	
Present Land Use: Vacant employment land		Adjacent Uses: Employment		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			
Site Photos				UDP Designations Map								1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>							
								Key Designations: UDP SA1.6 Existing employment site M5 Eastern Limit of Shallow Coalfield Area				Adjacent Designations: <ul style="list-style-type: none"> • Employment land 							
				Cumulative Impact <ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment 				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.											
Landscape and Townscape Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland				No significant issues identified.				Biodiversity Category 1: Significant Constraints Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?				Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).							
Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land								Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>							
Area of Significant Historic Landscape								Would the development of the site impact upon the connectivity of habitats? No.				Medium Impact - mitigation required <input checked="" type="checkbox"/>							
												High Impact - significant mitigation required							

SLR Ref: 755		Site Area: 0.14ha		Site Location: Pennywell Ind Estate, Plot 2, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		100	
SHLAA Ref:						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input checked="" type="checkbox"/> Urban fringe?		<input type="checkbox"/> Urban? <input type="checkbox"/> Urban fringe?		<input type="checkbox"/> Open countryside? <input type="checkbox"/> No impact	
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? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
Adjacent Uses: Employment and housing				Designations Map									
Site Photos													
				Key Designations: UDP SA1.5 Employment land				Adjacent Designations: • Employment • Residential					
								Cumulative Impact • Subject to Habitats Regulations Assessment					
Landscape and Townscape													
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.				Category 1: Significant Constraints					
		Ancient 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 Significant Historic Landscape											
								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.					
								Category 1: Significant Constraints Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) <input checked="" type="checkbox"/> Adverse impact on Site of Special Scientific Interest (SSSI) <input type="checkbox"/> Adverse impact on Local Nature Reserve (LNR) <input type="checkbox"/> Are there any known European protected species/habitats on or adjacent to the site? <input type="checkbox"/> Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/> Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/> Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/> Wildlife Corridor <input type="checkbox"/>					
								Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).					
								Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>					
								Medium Impact - mitigation required <input checked="" type="checkbox"/>					
								High Impact - significant mitigation required					


Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.					
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment		
Flooding			Infrastructure and Services								
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		No significant issues identified.		Is there road capacity for site traffic generation?	<input checked="" type="checkbox"/>	Access via existing industrial roads. Car parking provision and HGV access based on end use.					
				Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <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"/>	Suitability and Deliverability			Zero/Low Impact - no or minimal mitigation required	<input checked="" type="checkbox"/>			
				Ground Conditions & Contamination					What is considered suitable on the site?		
				Site Topography					Employment		
				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? How many jobs could the site provide for?		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site Appraisal Conclusion			Site is considered suitable for development	<input checked="" type="checkbox"/>				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Retain employment allocation			Site is considered potentially suitable for development	<input checked="" type="checkbox"/>				
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site Appraisal Conclusion			Site is not considered suitable for development	<input checked="" type="checkbox"/>				

SLR Ref: 775		Site Area: 1.13ha		Site Location: Former Shipyard, Pallion New Road, Sunderland		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?			
SHLAA Ref:						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input checked="" type="checkbox"/> Urban? <input type="checkbox"/> Urban fringe?		<input type="checkbox"/> 100 <input type="checkbox"/> Greenfield %		<input type="checkbox"/> 0 <input type="checkbox"/> Open countryside?			
Present Land Use: Industrial / warehouse				Site appraised for: Employment land				Is the site in a Settlement Break?							
Adjacent Uses: Employment land				Site Photos				Alteration No.2 Designations Map							
															
Site Photos				UDP Designations Map				Cumulative Impact							
				Key Designations: Alteration No.2: SAGB 2, Pallion Yard support in longer term for mixed use development. UDP CN23 Wildlife Corridors				<ul style="list-style-type: none"> • Subject to Habitats Regulations Assessment 							
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.							
Category 1: Significant Constraints		Grade 1 Agricultural Land		Lies within an area of historic and high landscape value along the River Wear.				Category 1: Significant Constraints							
		Ancient Woodland						Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] <input checked="" type="checkbox"/>							
Category 2: Constraints		Area of High Landscape Value or Significance										Adverse impact on Site of Special Scientific Interest (SSSI) <input type="checkbox"/>			
		Tree Preservation Order (TPO)													
		Grade 2 or 3a Agricultural Land		Are there any known European protected species/habitats on or adjacent to the site? <input type="checkbox"/>											
		Area of Significant Historic Landscape		Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/>				Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/>							
				Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/>				Would the development of the site impact upon the connectivity of habitats? <input type="checkbox"/>							
				Wildlifre Corridor <input checked="" type="checkbox"/>				Yes <input checked="" type="checkbox"/>							
				Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/>				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>							
				Medium Impact - mitigation required <input type="checkbox"/>				Medium Impact - mitigation required <input type="checkbox"/>							
				High Impact - significant mitigation required <input type="checkbox"/>				High Impact - significant mitigation required <input checked="" type="checkbox"/>							


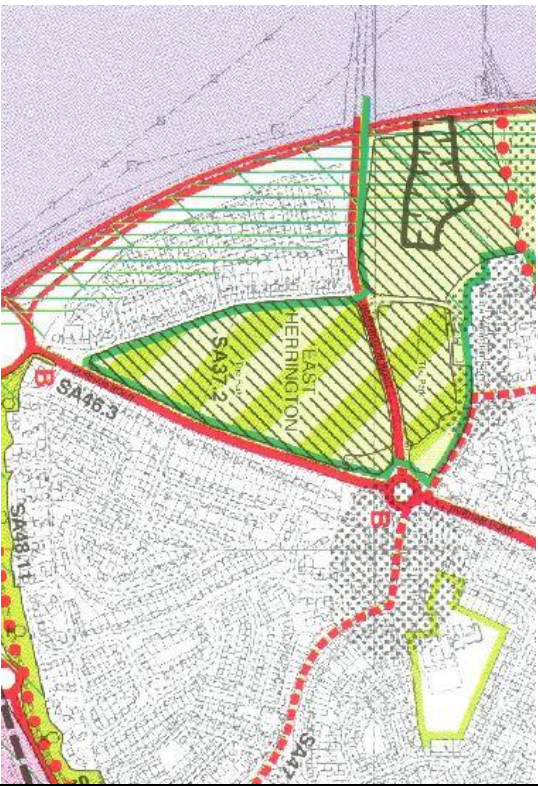
Historic Environment and Culture			Green Infrastructure										
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance relating to shipbuilding and historic riverside village of Pallion.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site lies within the River Wear strategic Green Infrastructure corridor.	Category 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 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?	Plots 3 and 4 directly affected by Sunderland Strategic Transport Corridor Phase 3. Accommodation works required to maintain access to remaining land parcels.				
				Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Infrastructure and Services Is the proposed development site designated as open space or playing fields?	No.
Flooding			Infrastructure and Services										
Category 1: Significant Constraints Flood Risk Zone 3A (High Vulnerability)	Part of the site is subject to 1:30 incidence surface water flooding. Lower incidence potential of groundwater flooding.	Suitability and Deliverability			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	What is considered suitable on the site? Mixed use					
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required				How many homes could be provided?	How many jobs could the site provide for?				
Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				Site Appraisal Conclusion					
Ground Conditions & Contamination			Plateau site. Potential contamination from industrial uses.					Currently allocated for employment land- Employment Land Review recommends that the site could potentially be allocated for other uses. Following completion of new highway projects the site may be suitable for residential development					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	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	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)	<input checked="" type="checkbox"/>	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: 776	Site Area: 0.29ha	Site Location: Beside Plot 3, Pallion Industrial Estate, Pallion Way, Sunderland		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100
SHLAA Ref:				Is the site in a Settlement Break?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Urban?	<input checked="" type="checkbox"/>	Urban fringe?	<input type="checkbox"/>
Present Land Use: Employment land	Adjacent Uses: Housing and employment	Site appraised for:	Employment land	Alteration No.2 Designations Map	<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 type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> <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>				
Site Photos		UDP Designations Map		Cumulative Impact		<p>Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).</p>			
				<ul style="list-style-type: none"> • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment 					
Key Designations:		Adjacent Designations:		Category 1: Significant Constraints		<p>Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) <input checked="" type="checkbox"/></p> <p>Adverse impact on Site of Special Scientific Interest (SSSI) <input type="checkbox"/></p> <p>Adverse impact on Local Nature Reserve (LNR) <input type="checkbox"/></p> <p>Are there any known European protected species/habitats on or adjacent to the site? <input type="checkbox"/></p> <p>Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/></p> <p>Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/></p> <p>Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/></p> <p>Wildlife Corridor <input type="checkbox"/></p>			
<ul style="list-style-type: none"> • UDP SA1.6 Existing employment site • M5 Eastern Limit of Shallow Coalfield Area 		<ul style="list-style-type: none"> • Residential • Employment land 		<p>Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) <input type="checkbox"/></p> <p>Adverse impact on Site of Special Scientific Interest (SSSI) <input type="checkbox"/></p> <p>Adverse impact on Local Nature Reserve (LNR) <input type="checkbox"/></p> <p>Are there any known European protected species/habitats on or adjacent to the site? <input type="checkbox"/></p> <p>Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/></p> <p>Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/></p> <p>Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/></p> <p>Wildlife Corridor <input type="checkbox"/></p>					
Landscape and Townscape		Category 1: Significant Constraints		Category 2: Constraints		<p>Would the development of the site impact upon the connectivity of habitats? <input type="checkbox"/></p>			
<ul style="list-style-type: none"> • Grade 1 Agricultural Land • Ancient Woodland 		<ul style="list-style-type: none"> • Area of High Landscape Value or Significance • Tree Preservation Order (TPO) • Grade 2 or 3a Agricultural Land 		<ul style="list-style-type: none"> • Area of Significant Historic Landscape 					
		No significant issues identified.		<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p> <p>Medium Impact - mitigation required <input type="checkbox"/></p> <p>High Impact - significant mitigation required <input type="checkbox"/></p>		<p>Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/></p> <p>Medium Impact - mitigation required <input type="checkbox"/></p> <p>High Impact - significant mitigation required <input type="checkbox"/></p>			



Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site provides informal greenspace within the estate.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity 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 Retain as employment		
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			Site Appraisal Conclusion Retain as employment		
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)		
Category 2: Constraints HSE COMAH 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: 812		Site Area: 31.50ha		Site Location: South Hylton Green Belt, Sunderland		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Brownfield %	0	Greenfield %	100	Urban?	Urban fringe?	Open countryside?	Impact	No impact	
SHLAA Ref:		Present Land Use: Greenspace Adjacent Uses: Residential, greenspace		Site appraised for: Potential development		Green Belt Separation This portion of Green Belt helps to prevent countryside encroachment and urban sprawl.		This area provides a major component to the wildlife and Green Infrastructure corridor, and landscape of the River 'Wear Estuary'. It forms 'South Hylton Riverside Park', an informal greenspace and woodland area along the river bank, which has limited accessibility, steep topography and considerable historic value.		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.		Would the development of the site impact upon the connectivity of habitats?		Yes		Impact		No impact	
								Key Designations: CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors L1/7/9 Existing open space CN20 SSSI NA30.3 Key viewpoints		Adjacent Designations: <ul style="list-style-type: none"> Riverside Residential Greenspace 		Cumulative Impacts <ul style="list-style-type: none"> Biodiversity / SSSI proximity Subject to Habitats Regulations Assessment School capacity 		Biodiversity 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		Site lies within an Area of High Landscape Value, beside the Magnesian Limestone Escarpment, and key viewpoint of River Wear from A19 bridge and Claxheugh Rock.		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Site incorporates Claxheugh Rock SSSI. Forms a major section of the River Wear wildlife corridor. Priority species are recorded in the area.	
Landscape and Townscape				Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		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 2: Constraints 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		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			

Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? Local archaeological importance relating to South Hylton village and historic shipyards.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Site forms part of the River Wear Green Infrastructure corridor. Virtually the entire area is identified as either natural or amenity greenspace.		
	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"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/> Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required <input checked="" type="checkbox"/>	High Impact – significant mitigation required	<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"/>	
Flooding				Infrastructure and Services					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input checked="" type="checkbox"/>	Small sections of the Green Belt demonstrate 1:30 incidence surface water flooding. The riverside is affected by Flood Risk Zones. Low incidence potential of groundwater flooding.	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	
	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"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Ground Conditions & Contamination				Suitability and Deliverability					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Steep sided topography. Landfill/waste site (Former Ford Paper Works).	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required <input checked="" type="checkbox"/>	What is considered suitable on the site? Natural greenspace	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	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)								<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 type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

SLR Ref: 813		Site Area: 11.99ha		Site Location: Middle Herrington Green Belt, (Herrington Park and West Park), Sunderland		YES <input checked="" type="checkbox"/>		Brownfield % 0		Greenfield % 100	
SHLAA Ref:						NO <input type="checkbox"/>		Urban?		Open countryside?	
Present Land Use: Agriculture, parkland		Adjacent Uses: Agriculture and housing		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	
Site Photos				Designations Map		Is the site in a Settlement Break?		1. Check unrestricted sprawl of the built-up area?		No impact	
						Green Belt Separation		2. Safeguard the countryside from further encroachment?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
				Key Designations: UDP CN2/3/4/5 Green Belt L1/7/9 Existing open space B13 Other Specific Sites and Monuments		Cumulative Impacts		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?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
				Adjacent Designations:		• Biodiversity / SSSI proximity		4. Preserve the special & separate characteristics of historic settlements?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
				• Agriculture		• Subject to Habitats Regulations Assessment		5. Assist in the regeneration of the urban area?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
				• Residential		• 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.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Landscape and Townscape				Biodiversity				Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).			
Category 1: Significant Constraints		Grade I Agricultural Land		Site used to incorporate Herrington Hall, and its grounds, within the historic village of Middle Herrington. Agricultural land quality not known.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Yes <input checked="" type="checkbox"/>	
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)			
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)			
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?			
		Grade 2 or 3a Agricultural Land		?				Adverse impact on Local Wildlife Site (LWS)			
		Area of Significant Historic Landscape		✓				Adverse impact on Local Geodiversity Site (LGS)			
				Zero/Low Impact - no or minimal mitigation required				Are there any known UK protected species/habitats on or adjacent to the site?			
				Medium Impact - mitigation required				Wildlife Corridor			
				High Impact - significant mitigation required				Would the development of the site impact upon the connectivity of habitats?		No.	
				Zero/Low Impact - no or minimal mitigation required						Yes <input checked="" type="checkbox"/>	
				Medium Impact - mitigation required						Yes <input checked="" type="checkbox"/>	
				High Impact - significant mitigation required						Yes <input checked="" type="checkbox"/>	

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? The site forms the former grounds of Herrington Hall, and lies partly within the boundary of the historic village of Middle Herrington.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	The site incorporates Middle Herrington Park, as well as amenity greenspace known as West Park. It also includes natural greenspace/pasture land.
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	<input checked="" type="checkbox"/>	Medium Impact - mitigation required	High Impact – significant mitigation required
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/>		The site lies within a Critical Drainage Area and Source Protection Zone, and is partly affected by 1:30 incidence surface water flooding.		
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	<input checked="" type="checkbox"/>
Ground Conditions & Contamination			Suitability and Deliverability		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	What is considered suitable on the site? Parkland / natural greenspace		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required	<input checked="" type="checkbox"/>	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"/> <input type="checkbox"/> <input type="checkbox"/>	Medium Impact - mitigation required	Site Appraisal Conclusion Site forms part of the Green Belt.		
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?		
Infrastructure and Services			<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	High Impact – significant mitigation required

SLR Ref: 850	Site Area: 153.60ha	Site Location: Tunstall Hills Settlement Break, Sunderland		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield % 0	Greenfield % 100			
SHLAA Ref:				NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	Urban?	Urban fringe?	Open countryside?		
Present Land Use: Agriculture, Greenspace	Adjacent Uses: Housing, sports area, school	Site appraised for: Potential development	Is the site in the Green Belt?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt?		Impact	No impact	
Site Photos 			Designations Map 			Settlement Break Separation The Settlement Break forms a Green Infrastructure corridor from the centre of the Sunderland conurbation eastwards to the coast. This corridor was specifically identified in the 1998 UDP, and its physical retention since the 1960's has enabled the former stand-alone settlements of Silksworth and Ryhope to remain (in-part) separate to the rest of the city. It also forms an important separation between Tunstall Bank and Tunstall Village. The open countryside forms part of the Coastal Limestone Plateau and in landscape terms it critically supports the backdrop to the Tunstall Hills LNR and SSSI.				
Key Designations: UDP CN6 Settlement Breaks B14 Areas of Potential Archaeological Importance EN10 White Land SA23 Ryhope Golf Course SA40, CN20 – LNR, SSSI SA28 Tunstall Hill greenspace CN23 Wildlife corridors			Adjacent Designations: • Residential • Sports Complex • School			Zero/Low Impact - no or minimal mitigation required				
Landscape and Townscape			Biodiversity			Cumulative Impact • Biodiversity / SSSI proximity • Subject to Habitats Regulations Assessment • Within Critical Drainage Area				
Category 1: Significant Constraints	Grade I Agricultural Land		Helps to form the backdrop to the Tunstall Hills and is identified as an area of higher landscape value. Quality of agricultural land not known. Numerous TPO's exist to the west of the Settlement Break.			Area lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Also forms part of the wildlife corridor linking the Tunstall Hills to Silksworth Recreation Centre and the coast, and includes a Local Nature Reserve, SSSI, LWS and LGS. A third corridor links Tunstall Hills southwards to the farmland at Burdon. Evidence of priority species on and in vicinity of area.				
	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			✓	
						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	

