



# Strategic Land Review

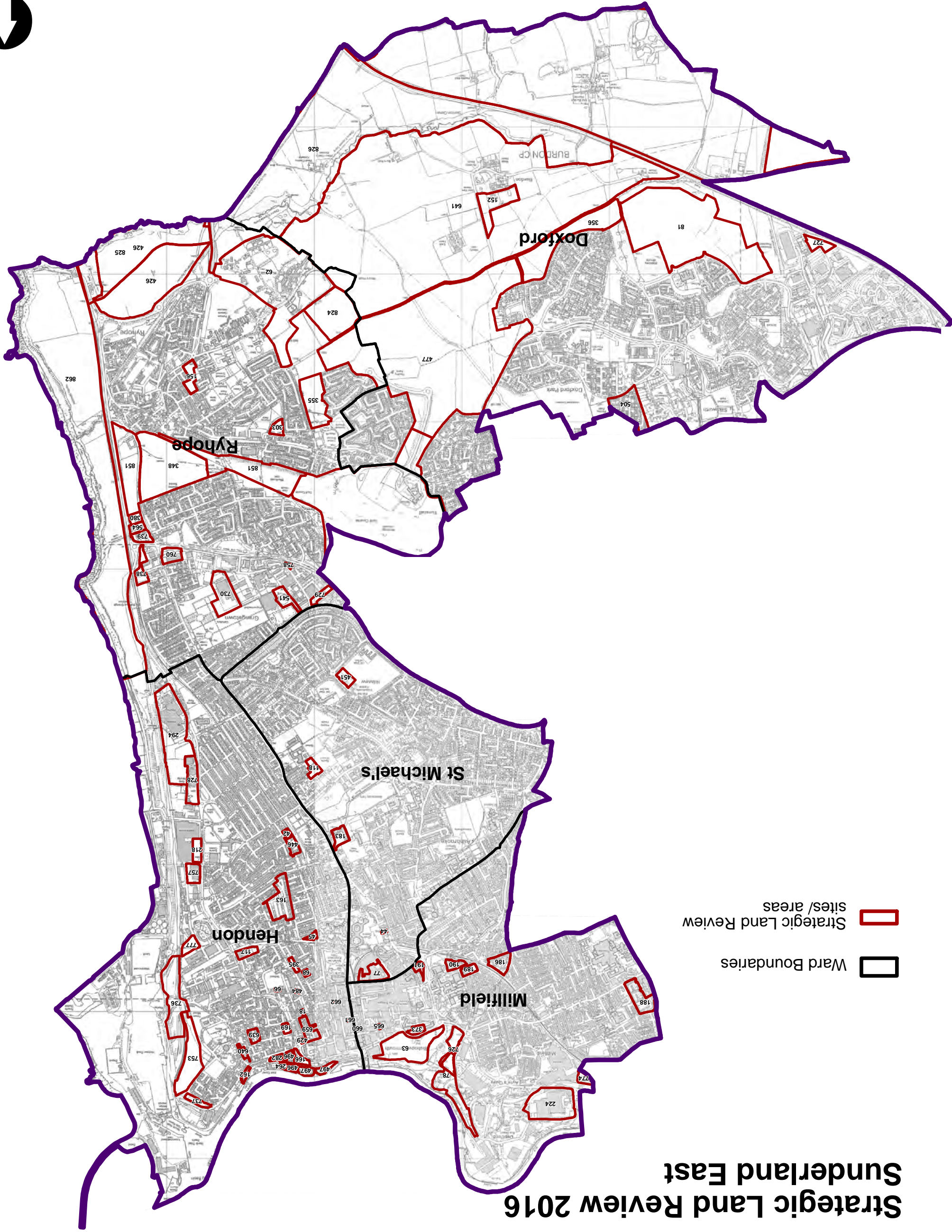
**East**

**May 2016**

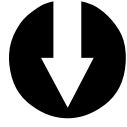
# Strategic Land Review 2016

## Sunderland East

-  Strategic Land Review sites/ areas
-  Ward Boundaries



0 155 310 620 930 1240  
Meters




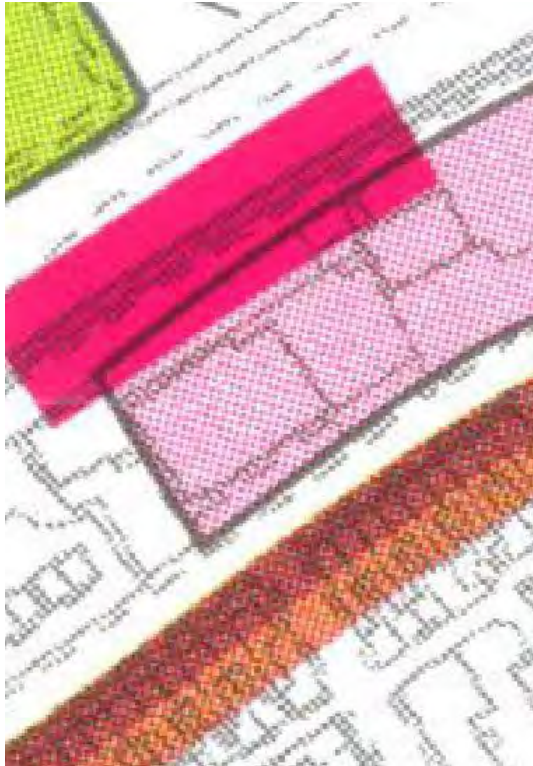

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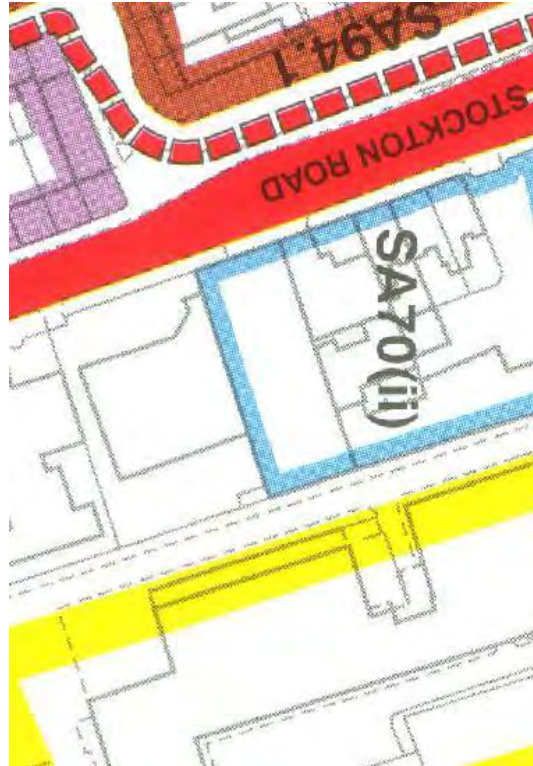
Historic Environment and Culture				Green Infrastructure					
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			<b>Does the site have any historical or archaeological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

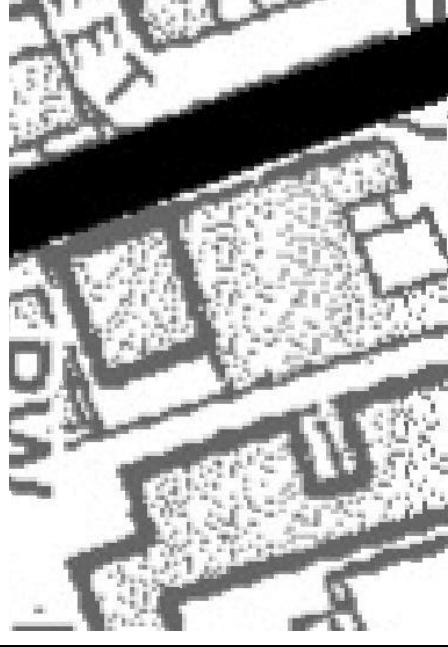


<b>SLR Ref:</b> SHLAA Ref: 42		<b>Site Area:</b> 0.21ha		<b>Site Location:</b> Former bus depot, Toward Road, Hendon, Sunderland		<b>Is the site in the Green Belt?</b>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>Open countryside?</b>			
Present Land Use: Former bus depot		Adjacent Uses: Car showroom, GP surgery, housing		Site appraised for: Residential		Is the site in a Settlement Break?		Urban? <input checked="" type="checkbox"/>		100		Urban fringe? <input checked="" type="checkbox"/>			
<b>Site Photos</b> 				<b>UDP Designations Map</b> 				<b>Alteration No.2 Designations Map</b> 				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and 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.			
<b>Key Designations:</b> UDP SA1.8 Employment land. Alteration No.2 Flood risk zone.				<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>Residential</li> <li>Railway line</li> <li>Employment</li> </ul>				<b>Cumulative Impact Assessment</b> <ul style="list-style-type: none"> <li>Subject to Habitats Regulations Assessment</li> <li>Within Critical Drainage Area</li> </ul>				Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).			
<b>Landscape and Townscape</b>															
<b>Category 1: Significant Constraints</b>		Grade 1 Agricultural Land		Ancient Woodland		No significant issues identified.		<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		✓			
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Area of High Landscape Value or Significance		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?			
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Geodiversity Site (LWS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?			
		Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		High Impact - significant mitigation required			
						Would the development of the site impact upon the connectivity of habitats? No. <input checked="" type="checkbox"/>				Would the development of the site impact upon the connectivity of habitats? No. <input checked="" type="checkbox"/>					

Historic Environment and Culture			Green Infrastructure				
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b> Local archaeological significance.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.		
						<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		<b>Zero/Low Impact - no or minimal mitigation required</b> ✓	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Zero/Low Impact - no or minimal mitigation required</b> ✓	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>
<b>Flooding</b> The site lies in a Critical Drainage Zone and is affected by 1:100 incidence surface water flooding.			<b>Infrastructure and Services</b> Access from Toward Road				
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b> ✓	<b>High Impact – significant mitigation required</b>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b> ✓	<b>High Impact – significant mitigation required</b>
<b>Ground Conditions &amp; Contamination</b> Previous industrial use – contaminants possible.			<b>Suitability and Deliverability</b> What is considered suitable on the site? Residential How many homes could be provided? 20 How many jobs could the site provide for? 95dpha				
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b> ✓	<b>High Impact – significant mitigation required</b>	<b>Site is considered suitable for development</b>	<b>Site is considered potentially suitable for development</b> ✓	<b>Site is not considered suitable for development</b>
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			<b>Site Appraisal Conclusion</b> Potentially suitable for development, previous permission has elapsed.				




<b>SLR Ref:</b> SHLAA Ref: 44	<b>Site Area:</b> 0.06ha	<b>Site Location:</b> The Bunker, 29 Stockton Road, Sunderland.		<b>Is the site in the Green Belt?</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	<b>Brownfield %</b>	<b>100</b>	<b>Greenfield %</b>	<b>0</b>
<b>Present Land Use:</b> Adjacent Uses: Housing and commercial	<b>Site Photos</b> 	<b>Site appraised for:</b> Residential	<b>UDP Designations Map</b> 	<b>Is the site in a Settlement Break?</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	<b>Urban?</b>	<input checked="" type="checkbox"/>	<b>Urban fringe?</b>	<input type="checkbox"/>


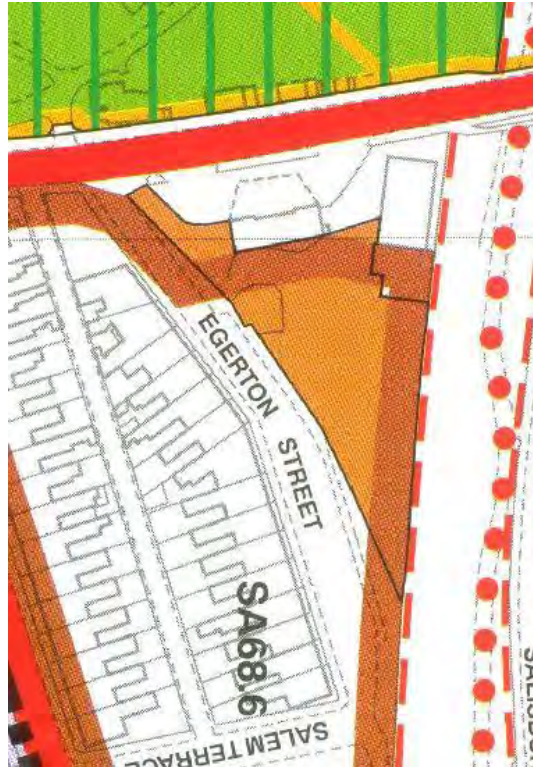
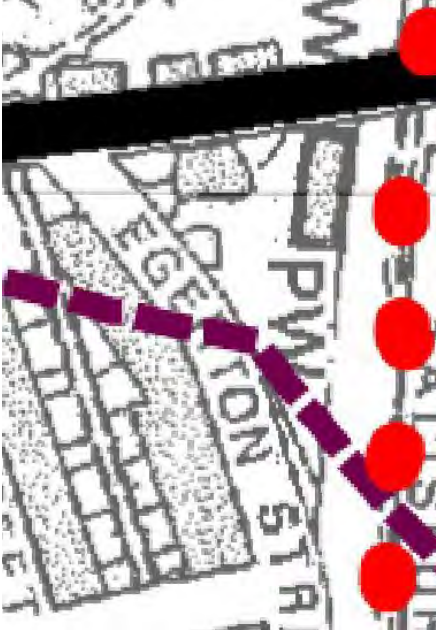
<b>Key Designations:</b> UDP SA70(ii) Retail uses EN10 White Land.	<b>Adjacent Designations:</b>	<b>Cumulative Impact</b>	<b>Alteration No.2 Designations Map</b> 	<b>Would development on this site impact upon the five purposes of the Green Belt?</b>	Impact	No Impact
<ul style="list-style-type: none"><li>Commercial</li><li>Residential</li><li>University</li></ul>	<ul style="list-style-type: none"><li>Subject to Habitats Regulations Assessment</li><li>Within Critical Drainage Area</li></ul>	<b>1.</b> Check unrestricted sprawl of the built-up area? <input type="checkbox"/>	<b>2.</b> Safeguard the countryside from further encroachment? <input type="checkbox"/>	<b>3.</b> Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/>	<b>4.</b> Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>	<b>5.</b> Assist in the regeneration of the urban area? <input type="checkbox"/>
<p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Category 1: Significant Constraints</b>	Grade I Agricultural Land Ancient Woodland	The site lies on the edge on the City Centre and Ashbrooke, which are both regarded as areas of higher landscape value.	<b>Category 1: Significant Constraints</b>	Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) <input checked="" type="checkbox"/>	Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).
<b>Category 2: Constraints</b>	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Adverse impact on Site of Special Scientific Interest (SSSI) <input type="checkbox"/>		
			Adverse impact on Local Nature Reserve (LNR) <input type="checkbox"/>		
			Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/>		

<b>Category 1: Significant Constraints</b>	Grade I Agricultural Land Ancient Woodland	The site lies on the edge on the City Centre and Ashbrooke, which are both regarded as areas of higher landscape value.	<b>Category 1: Significant Constraints</b>	Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) <input checked="" type="checkbox"/>	Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).				
<b>Category 2: Constraints</b>	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Adverse impact on Site of Special Scientific Interest (SSSI) <input type="checkbox"/>						
			Adverse impact on Local Nature Reserve (LNR) <input type="checkbox"/>						
			Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/>						
	Area of Significant Historic Landscape	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>	<b>Would the development of the site impact upon the connectivity of habitats?</b>	No.	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>

Historic Environment and Culture			Green Infrastructure					
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b> The site falls within Ashbrooke Conservation Area and contains an historic building.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.				
						<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		<b>The site lies within a Critical Drainage Area.</b>	<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?  In an accessible location			Use existing access		
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>
<b>Ground Conditions &amp; Contamination</b>			<b>Suitability and Deliverability</b>					
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	<b>No significant issues identified.</b>	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 19 317dpha	<b>Site Appraisal Conclusion</b> Potentially suitable for development	<b>Site is considered suitable for development</b>	<b>Site is considered potentially suitable for development</b>	<b>Site is not considered suitable for development</b>
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Site Appraisal Conclusion</b> Potentially suitable for development			<b>Site is considered suitable for development</b>	<b>Site is considered potentially suitable for development</b>	<b>Site is not considered suitable for development</b>
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			<b>Site Appraisal Conclusion</b> Potentially suitable for development			<b>Site is considered suitable for development</b>	<b>Site is considered potentially suitable for development</b>	<b>Site is not considered suitable for development</b>



<b>SLR Ref:</b>		<b>Site Area:</b> 0.27ha		<b>Site Location:</b> Former Toward Road Service Station, Hendon, Sunderland		<b>Is the site in the Green Belt?</b>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>Open countryside?</b>			
<b>SHLAA Ref:</b> 45						<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?			
<b>Present Land Use:</b> Vacant land <b>Adjacent Uses:</b> Housing and greenspace				<b>Site appraised for:</b> Residential				<b>Is the site in a Settlement Break?</b>		Would development on this site impact upon the five purposes of the Green Belt?					
<b>Site Photos</b> 				<b>UDP Designations Map</b> 				<b>Alteration No. 2 Designations Map</b> 				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
<b>Key Designations:</b> UDP H3/5/11 Committed or lapsed housing site. SA68.6 Environmental improvements to older housing areas.				<b>Adjacent Designations:</b>				<b>Cumulative Impact</b>				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.			
				<ul style="list-style-type: none"> <li>Residential</li> <li>Greenspace</li> </ul>				<ul style="list-style-type: none"> <li>Subject to Habitats Regulations Assessment</li> <li>Within Critical Drainage Area</li> </ul>							
<b>Landscape and Townscape</b>													<b>Biodiversity</b>		
<b>Category 1: Significant Constraints</b>		Grade 1 Agricultural Land Ancient Woodland		No significant issues identified.											
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).					
				<b>Category 2: Constraints</b>		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor									
		Area of Significant Historic Landscape		<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>		<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>	
				<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
Would the development of the site impact upon the connectivity of habitats?				No.								<input checked="" type="checkbox"/>			

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
















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



<b>SLR Ref:</b>		<b>Site Area:</b> 0.07ha		<b>Site Location:</b> 15-18 Hudson Road, Hendon, Sunderland		<b>YES</b> <input type="checkbox"/>		<b>Brownfield %</b>		<b>100</b>		<b>Greenfield %</b>		<b>0</b>	
<b>SHLAA Ref:</b> 66				<b>Site appraised for:</b> Residential		<b>NO</b> <input checked="" type="checkbox"/>		<b>Urban?</b> <input checked="" type="checkbox"/>		<b>Urban fringe?</b> <input type="checkbox"/>		<b>Open countryside?</b> <input type="checkbox"/>			
<b>Present Land Use:</b> Vacant site <b>Adjacent Uses:</b> Housing / school playing fields				<b>Site Photos</b> 				<b>Is the site in the Green Belt?</b> <b>YES</b> <input type="checkbox"/> <b>NO</b> <input checked="" type="checkbox"/>				<b>Would development on this site impact upon the five purposes of the Green Belt?</b>			
				<b>UDP Designations Map</b> 				<b>Is the site in a Settlement Break?</b> <b>YES</b> <input type="checkbox"/> <b>NO</b> <input checked="" type="checkbox"/>				<b>1. Check unrestricted sprawl of the built-up area?</b> <input type="checkbox"/>			
				<b>Key Designations:</b> Alteration No.2 SA55B.1 Sunside development mixed use, high quality environment				<b>Alteration No.2 Designations Map</b> 				<b>2. Safeguard the countryside from further encroachment?</b> <input type="checkbox"/>			
				<b>Adjacent Designations:</b> • School • Residential • Commercial				<b>Cumulative Impacts</b> • Subject to Habitats Regulations Assessment				<b>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor?</b> <input type="checkbox"/>			
<b>Landscape and Townscape</b>				<b>Category 1: Significant Constraints</b>				<b>Category 1: Significant Constraints</b>				<b>Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).</b>			
<b>Category 2: Constraints</b>				<b>Category 2: Constraints</b>				<b>Category 2: Constraints</b>							
Grade I Agricultural Land				No significant issues identified.				Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]				<b>4. Preserve the special &amp; separate characteristics of historic settlements?</b> <input type="checkbox"/>			
Ancient Woodland								Adverse impact on Site of Special Scientific Interest (SSSI)				<b>5. Assist in the regeneration of the urban area?</b> <input type="checkbox"/>			
Area of High Landscape Value or Significance								Adverse impact on Local Nature Reserve (LNR)				<b>Note:</b> 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.			
Tree Preservation Order (TPO)								Are there any known European protected species/habitats on or adjacent to the site?				<b>Impact</b> <input type="checkbox"/>			
Grade 2 or 3a Agricultural Land								Adverse impact on Local Wildlife Site (LWS)				<b>No Impact</b> <input type="checkbox"/>			
Area of Significant Historic Landscape				<b>Zero/Low Impact - no or minimal mitigation required</b>				Adverse impact on Local Geodiversity Site (LGS)				<b>Impact</b> <input type="checkbox"/>			
				<input checked="" type="checkbox"/>				Are there any known UK protected species/habitats on or adjacent to the site?				<b>No Impact</b> <input type="checkbox"/>			
								Wildlife Corridor				<b>Impact</b> <input type="checkbox"/>			
								Would the development of the site impact upon the connectivity of habitats?				<b>No Impact</b> <input type="checkbox"/>			
												<b>High Impact – significant mitigation required</b>			
												<input checked="" type="checkbox"/>			



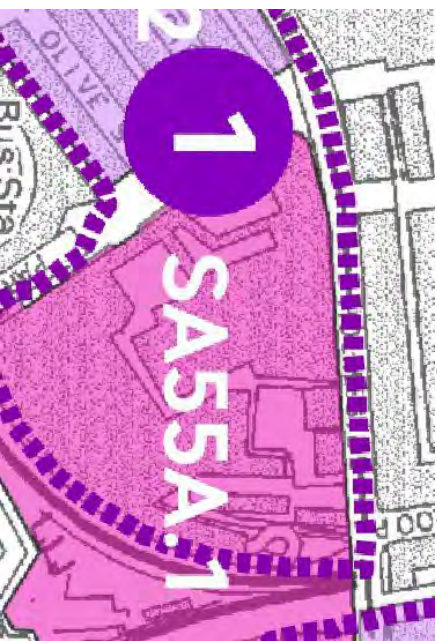

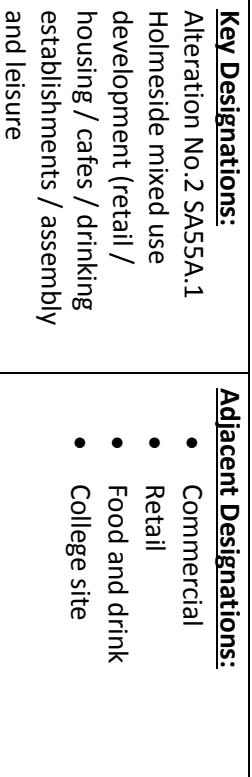
Historic Environment and Culture				Green Infrastructure											
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		Does the site have any historical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





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



SLR Ref: SHLAA Ref: 77		Site Area: 1.62ha		Site Location: Holmeside, Sunderland		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Brownfield %		100		Greenfield %		0	
Present Land Use: Vacant land / commercial Adjacent Uses: Retail / commercial / railway		Site appraised for: Mixed use		Is the site in the Green Belt?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Urban?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Urban fringe?		Open countryside?	
						<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"/>		<input type="checkbox"/>		<input type="checkbox"/>	
				Cumulative Impact <ul style="list-style-type: none"> <li>Subject to Habitats Regulations Assessment</li> </ul>		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Would development on this site impact upon the five purposes of the Green Belt? 2. Safeguard the countryside from further encroachment? <input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<b>Landscape and Townscape</b> Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		The site lies within the City Centre, which is regarded as higher landscape and historic value.		<b>Biodiversity</b> Category 1: Significant Constraints Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) <input checked="" type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Category 2: Constraints Area of High Landscape Value or Significance <input checked="" type="checkbox"/>		Tree Preservation Order (TPO)		Adverse impact on Site of Special Scientific Interest (SSSI) <input type="checkbox"/>		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Grade 2 or 3a Agricultural Land		<input type="checkbox"/>		Adverse impact on Local Nature Reserve (LNR) <input type="checkbox"/>		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Area of Significant Historic Landscape		<input checked="" type="checkbox"/>		Are there any known European protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<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"/> YES <input type="checkbox"/> NO		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Would the development of the site impact upon the connectivity of habitats?		No.		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	







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







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







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



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


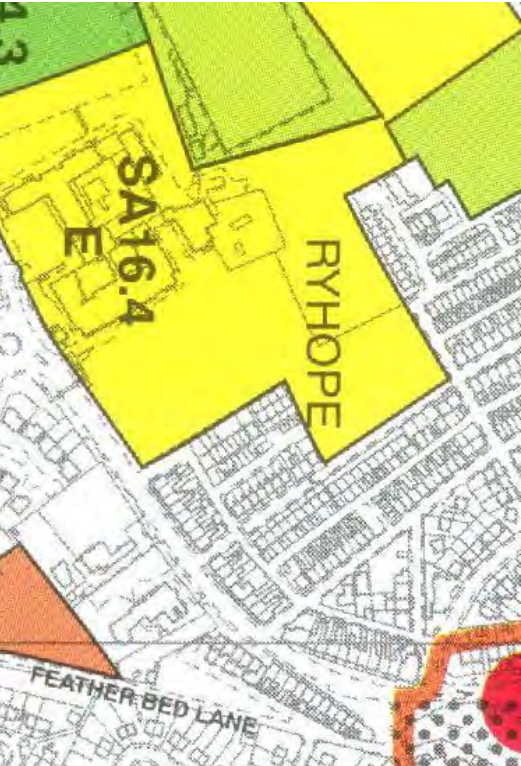



Historic Environment and Culture				Green Infrastructure				
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological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

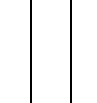

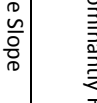
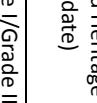


<b>SLR Ref:</b> SHLAA Ref: 152		<b>Site Area:</b> 3.76ha		<b>Site Location:</b> (North of) Burdon Village, Sunderland		<b>Is the site in the Green Belt?</b>		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<b>Brownfield %</b>		0		<b>Greenfield %</b>		100		Open countryside? <input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



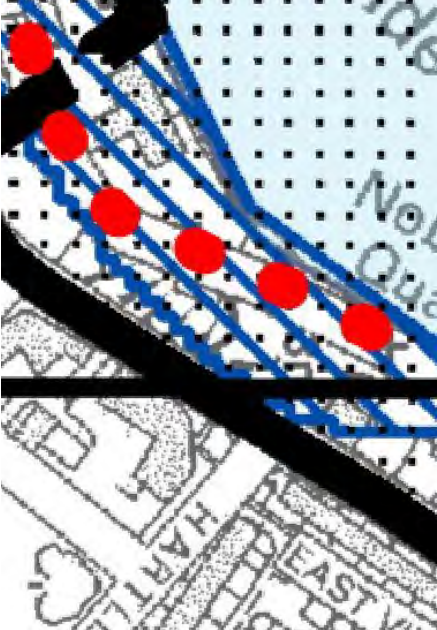
Historic Environment and Culture				Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b> Adjoins the historic settlement of Burdon (a proposed Conservation Area), and within setting of adjacent Grade II listed Burdon Hall.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms part of a strategic Green Infrastructure corridor linking Houghton to Cherry Knowle Dene and the coast.	<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	The site lies within a Source Protection Zone and is partly affected by 1:30 incidence surface water flooding.
<b>Category 2: Constraints</b> Grade II listed Building/Structure  Conservation Area	<input checked="" type="checkbox"/>		<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area  Natural greenspace  Allotment			<b>Flooding</b>	
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)			Is the proposed development site designated as open space or playing fields?	No.	Zero/Low Impact - no or minimal mitigation required  Medium Impact - mitigation required  High Impact - significant mitigation required	<b>Category 1: Significant Constraints</b> Flood Risk Zone 2(Medium Vulnerability)  Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone	<input checked="" type="checkbox"/>
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability)  Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone	<input checked="" type="checkbox"/>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>	<input checked="" type="checkbox"/>	<b>Ground Conditions &amp; Contamination</b>	<input checked="" type="checkbox"/>
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 55 20dpha	<b>Site Appraisal Conclusion</b> Site forms part of the Green Belt.	<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Site is considered suitable for development</b>	<b>Site is considered potentially suitable for development</b>	<b>Site is not considered suitable for development</b>	<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	<b>High Impact - significant mitigation required</b>	<b>Site is not considered suitable for development</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		



<b>SLR Ref:</b>		<b>Site Area:</b> 1.25ha		<b>Site Location:</b> Former Ryhope School site, Stockton Road, Ryhope, Sunderland		<b>Is the site in the Green Belt?</b>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>100</b>					
<b>SHLAA Ref:</b> 156						<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"/> Open countryside?					
<b>Present Land Use:</b> Amenity greenspace				<b>Adjacent Uses:</b> Housing				<b>Is the site in a Settlement Break?</b>				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
<b>Site Photos</b>				<b>Designations Map</b>				<b>Green Belt Separation</b>				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
								<b>Key Designations:</b> UDP SA16.4 Educational purposes				<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>Residential</li> <li>Greenspace</li> </ul>					
								<b>Cumulative Impact</b> <ul style="list-style-type: none"> <li>Biodiversity / SSSI proximity</li> <li>Subject to Habitats Regulations Assessment</li> <li>School capacity</li> </ul>									
<b>Landscape and Townscape</b>																	
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		No significant issues identified.				<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		✓		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).			
		Ancient Woodland						<b>Category 1: Significant Constraints</b>		Adverse impact on Site of Special Scientific Interest (SSSI)							
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance						<b>Category 2: Constraints</b>		Adverse impact on Local Nature Reserve (LNR)							
		Tree Preservation Order (TPO)						<b>Category 2: Constraints</b>		Are there any known European protected species/habitats on or adjacent to the site?							
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)											
		Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)											
						Are there any known UK protected species/habitats on or adjacent to the site?											
						Wildlife Corridor											
						Would the development of the site impact upon the connectivity of habitats?		No.									
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required					
																	



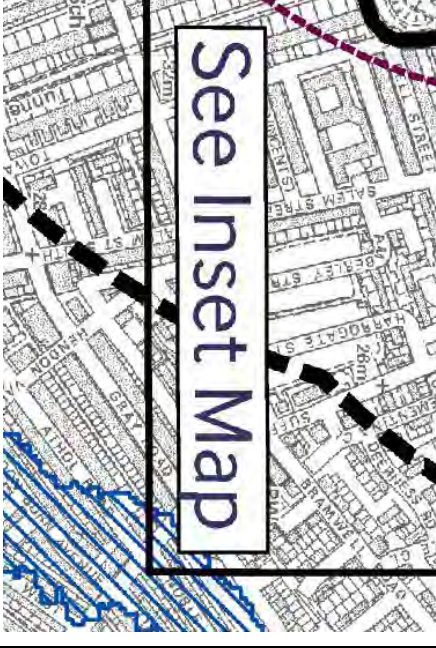
Historic Environment and Culture				Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological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



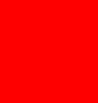





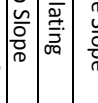

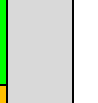
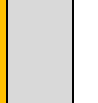



<b>SLR Ref:</b> SHLAA Ref: 162		<b>Site Area:</b> 0.28ha		<b>Site Location:</b> Land at High St East (near Corporation Quay), Sunderland		<b>Is the site in the Green Belt?</b>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>100</b>			
Present Land Use: Amenity greenspace Adjacent Uses: Commercial / residential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


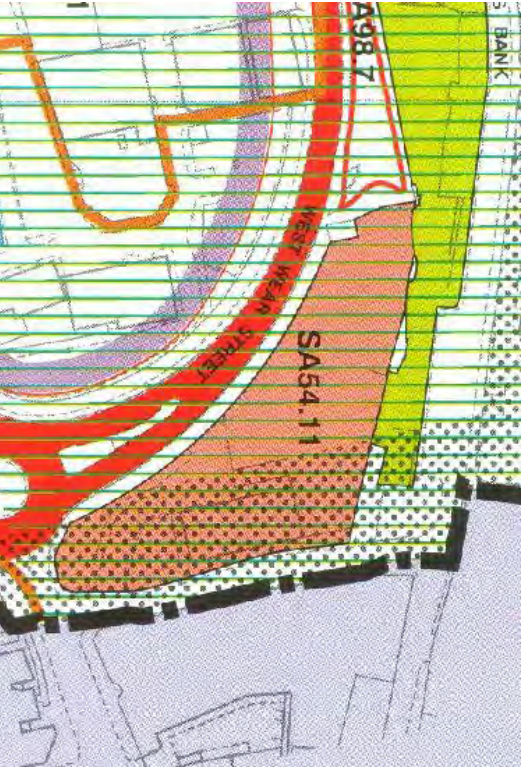



Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<input checked="" type="checkbox"/>	<b>Does the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



<b>SLR Ref:</b>		<b>Site Area:</b> 3.48ha		<b>Site Location:</b> Amberley Street and Harrogate Street, Hendon, Sunderland		<b>Is the site in the Green Belt?</b>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>Open countryside?</b>					
<b>SHLAA Ref:</b> 163						YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>Urban?</b> <input checked="" type="checkbox"/>		<b>100</b>		<b>0</b>					
<b>Present Land Use:</b> Vacant land / amenity greenspace				<b>Site appraised for:</b> Residential				<b>Is the site in a Settlement Break?</b>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact			
<b>Adjacent Uses:</b> Housing								YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>		<input type="checkbox"/>			
<b>Site Photos</b>				<b>UDP Designations Map</b>				<b>Alteration No.2 Designations Map</b>		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"/>			
				<b>Key Designations:</b> UDP SA12.3 Environmental improvements to older housing areas. EN10 White Land				<b>Cumulative Impact</b>				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		<input type="checkbox"/>		<input type="checkbox"/>	
				<b>Adjacent Designations:</b>				<ul style="list-style-type: none"> <li>• Residential</li> <li>• Subject to Habitats Regulations Assessment</li> <li>• Within Critical Drainage Area</li> </ul>									
<b>Landscape and Townscape</b>				<b>Biodiversity</b>													
<b>Category 1: Significant Constraints</b>		Grade 1 Agricultural Land		<b>Category 1: Significant Constraints</b>				Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).					
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)									
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?									
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Wildlife Site (LWS)									
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
				No significant issues identified.				Would the development of the site impact upon the connectivity of habitats?		No.		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			


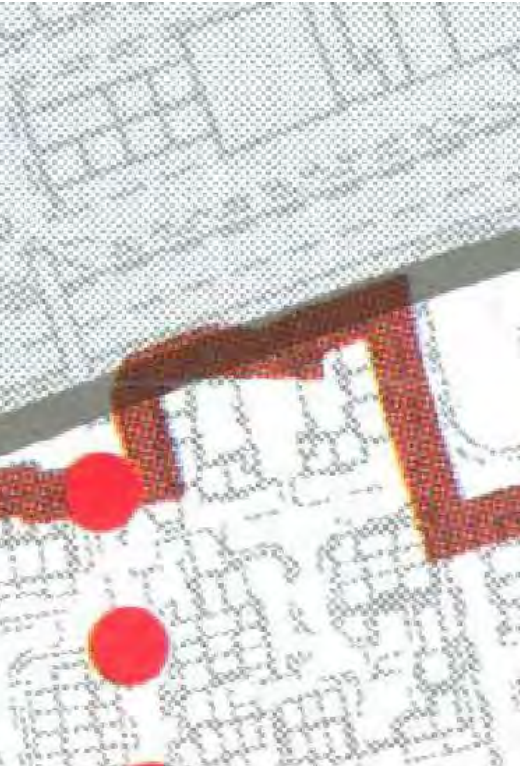

Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance?  Local archaeological significance.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site provides amenity greenspace.		
			<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area  Archaeological Site (Known & potential)	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required   Medium Impact - mitigation required   High Impact - significant mitigation required
<b>Flooding</b> The site lies within a Critical Drainage Area.					
<b>Category 1: Significant Constraints</b> 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	In an accessible location	<b>Suitability and Deliverability</b> What is considered suitable on the site? Residential How many homes could be provided? 115 44dpha How many jobs could the site provide for?		
			<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required   Medium Impact - mitigation required   High Impact - significant mitigation required	Site is considered suitable for development   Site is considered potentially suitable for development   Site is not considered suitable for development
<b>Ground Conditions &amp; Contamination</b> No significant issues identified.					
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required   Medium Impact - mitigation required   High Impact - significant mitigation required	<b>Site Appraisal Conclusion</b> Site potentially suitable for development			
		<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Site is considered suitable for development   Site is considered potentially suitable for development   Site is not considered suitable for development		
<b>Site Topography</b> Predominantly Flat  Gentle Slope   Undulating  Steep Slope			<b>Site Appraisal Conclusion</b> Site potentially suitable for development		



<b>SLR Ref:</b>		<b>Site Area:</b> 0.60ha		<b>Site Location:</b> Numbers Garth and former school, High St East / Russell Street, Sunderland		<b>Is the site in the Green Belt?</b>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>0</b>			
<b>SHLAA Ref:</b> 166						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input checked="" type="checkbox"/> Urban fringe?		<input type="checkbox"/> 100 <input type="checkbox"/> Greenfield %		<input type="checkbox"/> Open countryside? <input type="checkbox"/> No impact			
<b>Present Land Use:</b> vacant land and greenspace				<b>Site appraised for:</b> Residential				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>							
<b>Adjacent Uses:</b> Student accom, commercial				<b>Site Photos</b>				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"/>			
 				<b>Key Designations:</b> Alteration No.2 NA28A World Heritage Site Setting.  UDP SAS4.11 Sites for Commercial and Retail Development.				<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>• Student accommodation</li> <li>• Commercial</li> <li>• Car parking</li> </ul>				5. Assist in the regeneration of the urban area? <input type="checkbox"/>			
												Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.			
<b>Landscape and Townscape</b>				<b>Biodiversity</b>											
<b>Category 1: Significant Constraints</b>		Grade 1 Agricultural Land		The site lies within the City Centre-East End and at the top of the River Wear Gorge- both areas are regarded as higher landscape and historic value.				<b>Category 1: Significant Constraints</b>				Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also forms part of the strategic wildlife corridor along the River Wear.			
		Ancient Woodland						<b>Category 1: Significant Constraints</b>							
		Area of High Landscape Value or Significance						<b>Adverse impact on European sites [Pammar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</b>							
		Tree Preservation Order (TPO)						<b>Adverse impact on Site of Special Scientific Interest (SSSI)</b>							
		Grade 2 or 3a Agricultural Land						<b>Adverse impact on Local Nature Reserve (LNR)</b>							
<b>Category 2: Constraints</b>		Area of Significant Historic Landscape		<b>Category 2: Constraints</b>				<b>Adverse impact on Local Wildlife Site (LWS)</b>							
				<b>Adverse impact on Local Geodiversity Site (LGS)</b>				<b>Adverse impact on Local Geodiversity Site (LGS)</b>							
				<b>Are there any known UK protected species/habitats on or adjacent to the site?</b>				<b>Are there any known UK protected species/habitats on or adjacent to the site?</b>							
				<b>Wildlife Corridor</b>				<b>Wildlife Corridor</b>							
				<b>Would the development of the site impact upon the connectivity of habitats?</b>				<b>Would the development of the site impact upon the connectivity of habitats?</b>							
				<b>Zero/Low Impact - no or minimal mitigation required</b>				<b>Zero/Low Impact - no or minimal mitigation required</b>							
				<b>Medium Impact - mitigation required</b>				<b>Medium Impact - mitigation required</b>							
				<b>High Impact - significant mitigation required</b>				<b>High Impact - significant mitigation required</b>							



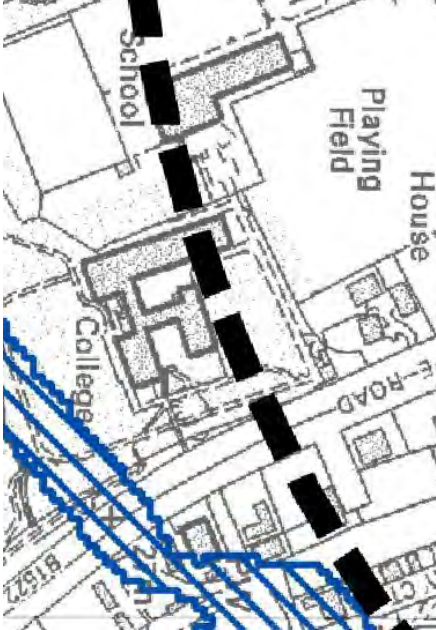
Historic Environment and Culture				Green Infrastructure						
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	<b>Does the site have any historical or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



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


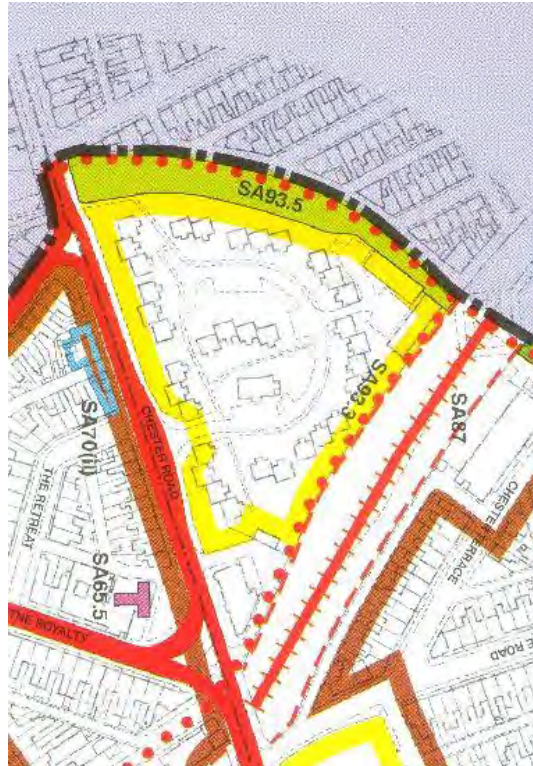
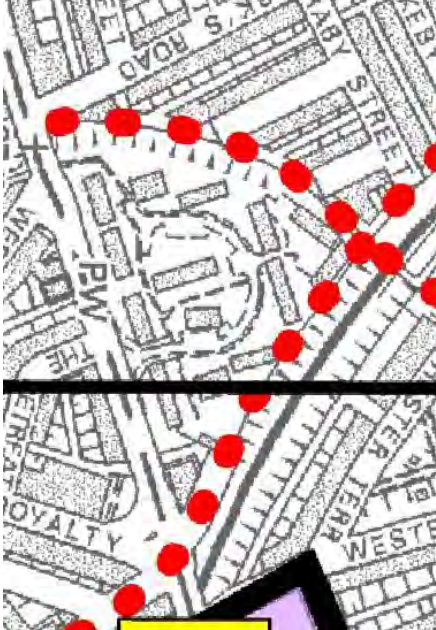


Historic Environment and Culture				Green Infrastructure								
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure			<b>Does the site have any historical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



<b>SLR Ref:</b> SHLAA Ref: 183		<b>Site Area:</b> 1.08ha		<b>Site Location:</b> Ashburn House, Ryhope Road, Sunderland		<b>Is the site in the Green Belt?</b>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>0</b>					
<b>Present Land Use:</b> Former University building		<b>Site appraised for:</b> Residential		<b>Is the site in a Settlement Break?</b>		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input checked="" type="checkbox"/> Urban fringe?		<input type="checkbox"/> Impact <input type="checkbox"/> No impact		<input type="checkbox"/> Open countryside?					
<b>Adjacent Uses:</b> Housing/greenspace/school		<b>Site Photos</b> 		<b>UDP Designations Map</b> 		<b>Alteration No.2 Designations Map</b> 		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and 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"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/>					
<b>Key Designations:</b> UDP SA7.2 Reg Vardy Arts Foundation Gallery EN10 White Land		<b>Adjacent Designations:</b>		<b>Cumulative Impact Assessment</b>		<ul style="list-style-type: none"> <li>• Subject to Habitats Regulations</li> <li>• Assessment</li> <li>• Within Critical Drainage Area</li> </ul>											
<b>Landscape and Townscape</b>				<b>Biodiversity</b>				Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).									
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land Ancient Woodland		<b>Category 1: Significant Constraints</b>		Adverse impact on European sites [Bamford Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]						<input checked="" type="checkbox"/>					
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		<b>Category 1: Significant Constraints</b>		Adverse impact on Site of Special Scientific Interest (SSSI)											
				<b>Category 2: Constraints</b>		Adverse impact on Local Nature Reserve (LNR)											
						Adverse impact on Local Wildlife Site (LWS)											
						Adverse impact on Local Geodiversity Site (LGS)											
						Are there any known UK protected species/habitats on or adjacent to the site?											
						Wildlife Corridor		<input checked="" type="checkbox"/>									
						Would the development of the site impact upon the connectivity of habitats?		No.				<input checked="" type="checkbox"/>					
						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>					


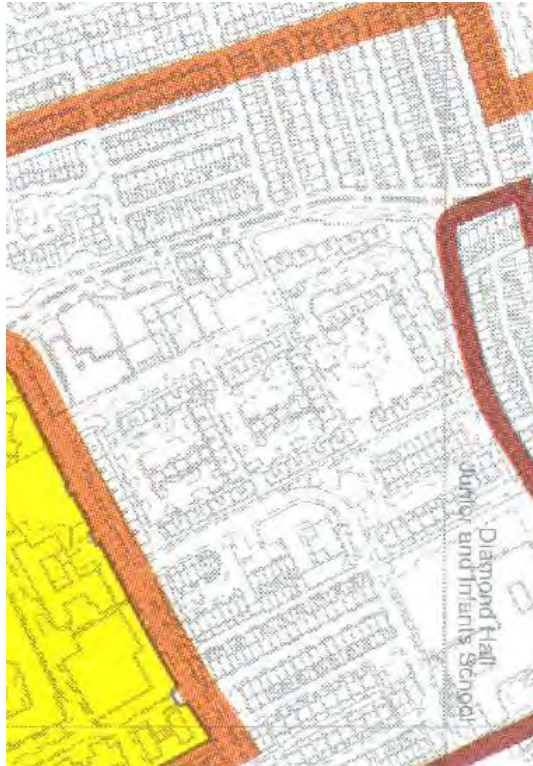
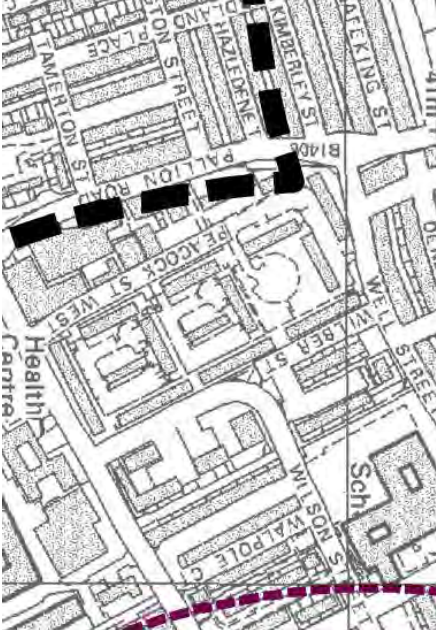

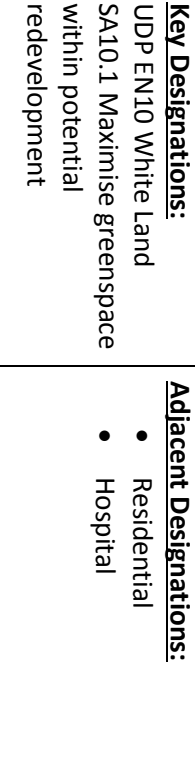
Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	<b>Does the site have any historical or archaeological significance?</b> Site contains Ashburn House Grade II listed building, building (and gardens) dates back to 1830's. Surrounded by land within Ashbrooke Conservation Area.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	The site contains mature trees and lies within a Green Infrastructure corridor that seeks to link Mowbray Park, Backhouse Park and Turnstall Hills.
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment	<input type="checkbox"/> <input type="checkbox"/>	
<b>Flooding</b>					
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/> <input type="checkbox"/>	The site lies within a Critical Drainage Area.	<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Within an accessible location	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Existing access may need improving
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>			<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
<b>Ground Conditions &amp; Contamination</b>					
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Terraced, with steep slope.	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? <b>Site Appraisal Conclusion</b>	Residential 10 10dppha	
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>		<b>Site considered suitable for development if access, wildlife and historic environment can be resolved.</b>	<input type="checkbox"/>	
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			<input type="checkbox"/> <input type="checkbox"/>	



<b>SLR Ref:</b> SHLAA Ref: 186		<b>Site Area:</b> 1.40ha		<b>Site Location:</b> University Precinct, Chester Road, Sunderland		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>100</b>		<b>Greenfield %</b>		<b>0</b>																	
<b>Present Land Use:</b> Student accommodation				<b>Adjacent Uses:</b> Housing, railway				<b>Site appraised for:</b> Residential				<b>Is the site in a Settlement Break?</b>				YES <input type="checkbox"/>				NO <input checked="" type="checkbox"/>															
<b>Site Photos</b>						<b>UDP Designations Map</b>						<b>Alteration No.2 Designations Map</b>																							
																																			
<b>Key Designations:</b> UDP CF7 Existing University Premises EN10 White Land.						<b>Adjacent Designations:</b>						<b>Cumulative impact Assessment</b>																							
						<ul style="list-style-type: none"> <li>Residential</li> <li>Public House</li> <li>Railway</li> </ul>						<ul style="list-style-type: none"> <li>Subject to Habitats Regulations Assessment</li> <li>Within Critical Drainage Area</li> </ul>																							
<b>Landscape and Townscape</b>												<b>Biodiversity</b>																							
<b>Category 1: Significant Constraints</b>				Grade I Agricultural Land				Ancient Woodland				No significant issues identified.				<b>Category 1: Significant Constraints</b>				Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				Adverse impact on Site of Special Scientific Interest (SSSI)											
<b>Category 2: Constraints</b>				Area of High Landscape Value or Significance				Tree Preservation Order (TPO)								Adverse impact on Local Nature Reserve (LNR)				Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)				Are there any known UK protected species/habitats on or adjacent to the site?				Wildlife Corridor			
				Grade 2 or 3a Agricultural Land																															
				Area of Significant Historic Landscape																															
						Zero/Low Impact - no or minimal mitigation required						Medium Impact - mitigation required						High Impact - significant mitigation required																	
																																			
												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																	
																																			
												Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).																							
												<ol style="list-style-type: none"> <li>Check unrestricted sprawl of the built-up area?</li> <li>Safeguard the countryside from further encroachment?</li> <li>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?</li> <li>Preserve the special &amp; separate characteristics of historic settlements?</li> <li>Assist in the regeneration of the urban area?</li> </ol>												<p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>											






<b>SLR Ref:</b> SHLAA Ref: 188		<b>Site Area:</b> 2.44ha		<b>Site Location:</b> Clanny House, Peacock St West, Pallion, Sunderland		<b>Is the site in the Green Belt?</b>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>0</b>			
Present Land Use: Student halls of residence Adjacent Uses: Housing		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		100		Greenfield? <input type="checkbox"/>			
												<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <ol style="list-style-type: none"> <li>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></li> <li>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></li> <li>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"/></li> <li>4. Preserve the special &amp; separate characteristics of historic settlements? <input type="checkbox"/></li> <li>5. Assist in the regeneration of the urban area? <input type="checkbox"/></li> </ol> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>			
								<b>Cumulative Impact</b> <ul style="list-style-type: none"> <li>• Subject to Habitats Regulations Assessment</li> <li>• School capacity</li> </ul>				<b>Biodiversity</b>			
<b>Landscape and Townscape</b> 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"/> 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"/> Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/> Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/> Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/> Wildlife Corridor <input type="checkbox"/> Would the development of the site impact upon the connectivity of habitats? <input type="checkbox"/> No.				Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).			
<b>Category 2: Constraints</b> Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>				Medium Impact - mitigation required <input checked="" type="checkbox"/>				High Impact - significant mitigation required <input type="checkbox"/>			


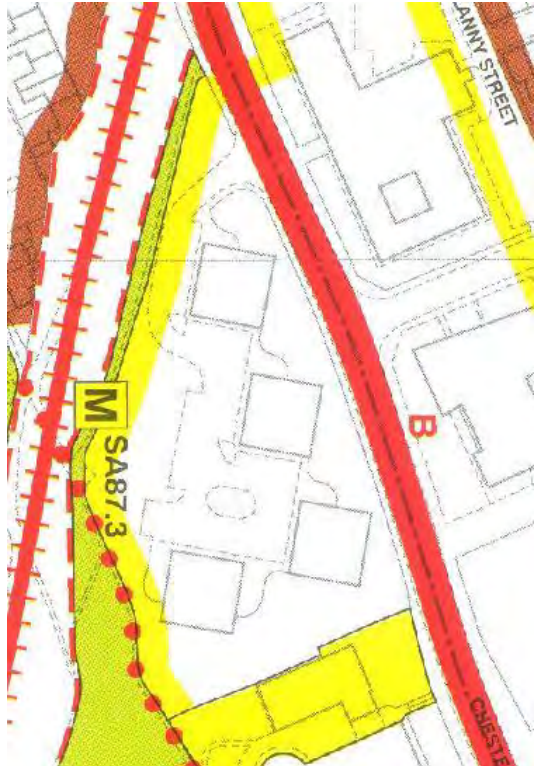
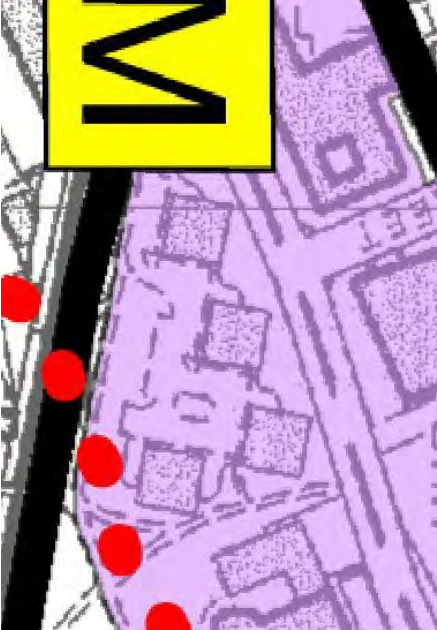
Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological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





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



<b>SLR Ref:</b>		<b>Site Area:</b> 0.67ha		<b>Site Location:</b> Technology Park, Sunderland		<b>YES</b> <input type="checkbox"/>		<b>Brownfield %</b>		<b>100</b>		<b>Greenfield %</b>		<b>0</b>	
<b>SHLAA Ref:</b> 190				University, Chester Road, Sunderland		<b>NO</b> <input checked="" type="checkbox"/>		<b>Urban?</b>		<input checked="" type="checkbox"/>		<b>Urban fringe?</b>		<input type="checkbox"/>	
<b>Present Land Use:</b> University building				Residential		<b>YES</b> <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		<input type="checkbox"/>		Impact		<input type="checkbox"/>	
<b>Adjacent Uses:</b> University / Metro / greenspace				Residential		<b>NO</b> <input checked="" type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?		<input type="checkbox"/>		No impact		<input type="checkbox"/>	
<b>Site Photos</b>				<b>UDP Designations Map</b>				<b>Alteration No.2 Designations Map</b>				<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 &amp; separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>			
															
<b>Key Designations:</b> Alteration No.2 SA55B.3 Growth of University Campus (assembly and leisure, non-res institutions, business, student accom. UDP CF7 Existing University Premises.				<b>Adjacent Designations:</b>				<b>Cumulative impact</b>							
				<ul style="list-style-type: none"> <li>University</li> <li>Railway</li> <li>Greenspace</li> </ul>				<ul style="list-style-type: none"> <li>Subject to Habitats Regulations Assessment</li> <li>Within Critical Drainage Area</li> </ul>							
<b>Landscape and Townscape</b>						<b>Biodiversity</b>									
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		The site lies within the City Centre, which is regarded as an area of higher landscape value.		<b>Category 1: Significant Constraints</b>		Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).			
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)							
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)							
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?							
		Grade 2 or 3a Agricultural Land				<b>Category 2: Constraints</b>		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													
		Medium Impact - mitigation required													
		High Impact - significant mitigation required													


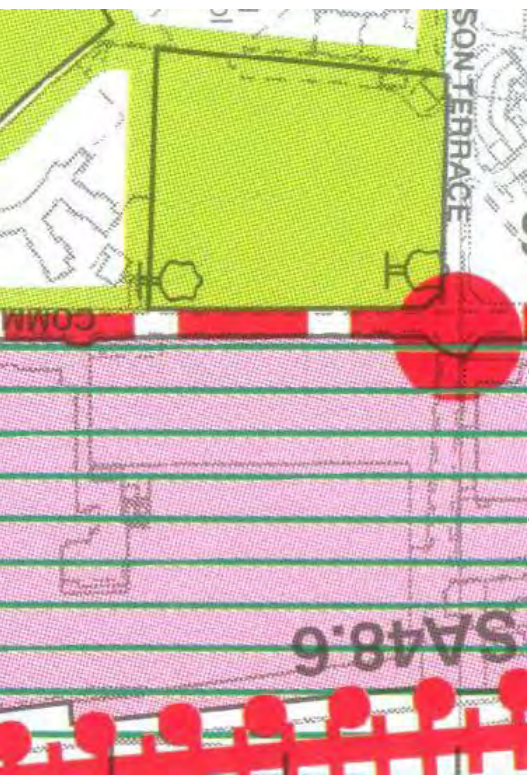
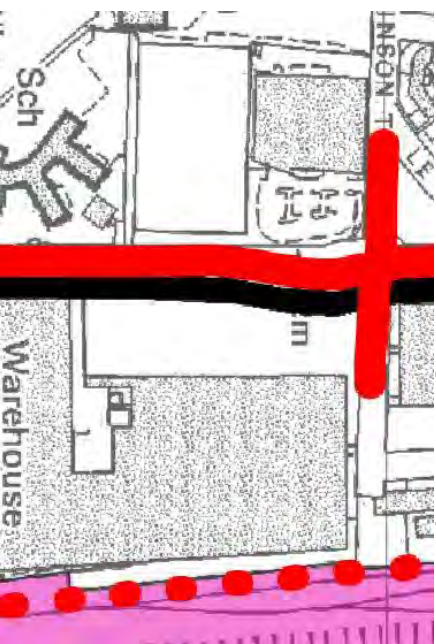


Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b> No.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area.	<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In accessible location		Only one vehicular access from Chester Road. There are concerns about the air quality and noise quality as well as the cumulative effect of traffic congestion on Chester Road
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	5% <input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Ground Conditions &amp; Contamination</b>			<b>Suitability and Deliverability</b>		
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope		Terraced and sloping site.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 33 55dpha	
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<input checked="" type="checkbox"/>		<b>Site Appraisal Conclusion</b> Potentially suitable for development if access issues can be resolved		
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development





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



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

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





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






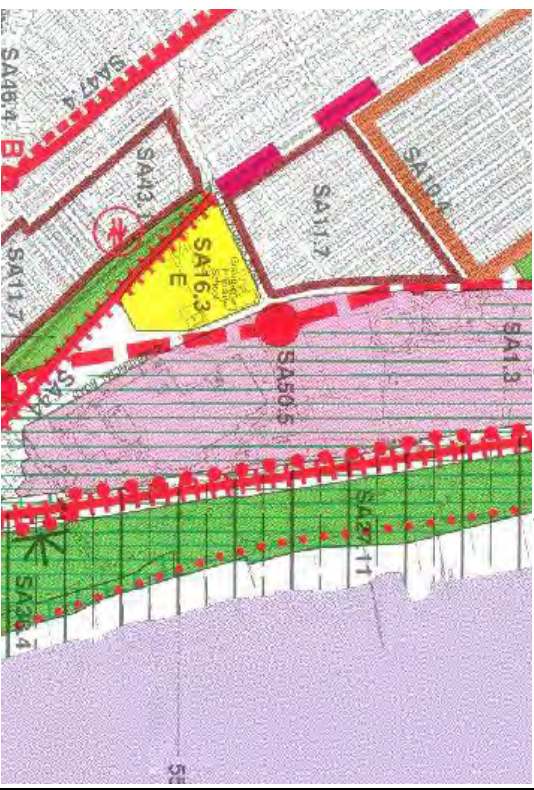
Historic Environment and Culture				Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	✓	<b>Does the site have any historical or archaeological significance?</b> The site forms part of the historic East End Riverside, is part of the Old Sunderland Riverside Conservation Area, and is surrounded by grade II listed buildings – Roseline Warehouse, Bonded Warehouse and Exchange Building. It also falls within the wider setting of grade 1 listed St Peter’s Church / remains Monkwearmouth Anglo Saxon Monastery Scheduled Ancient Monument, grade II listed Wearmouth Bridge and grade II listed buildings along High Street East.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms part of the River Wear Green Infrastructure corridor.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)						
Flooding							
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		<b>The site lies within a Source Protection Zone, and beside the River Wear. Low incidence potential of groundwater flooding.</b>	<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?  In accessible location	Existing access	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone						
Ground Conditions & Contamination							
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	✓	<b>No significant issues identified.</b>	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 10 48dpha	Site is potentially suitable for development	Site is considered suitable for development	Site is not considered suitable for development
	<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)						
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			<b>Site Appraisal Conclusion</b> Site is potentially suitable for development		Site is considered potentially suitable for development	Site is not considered suitable for development	











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



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



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

Historic Environment and Culture			Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b> Yes, the Allotments are Grade II listed.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard	The site provides listed Allotments (Back of Ryhope Street).		
<b>Category 2: Constraints</b> Grade II listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>		<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area  Natural greenspace  Allotment	<input checked="" type="checkbox"/>		
<b>Flooding</b>			<b>Infrastructure and Services</b>			
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		<b>Part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.</b>	Is there road capacity for site traffic generation? <input type="checkbox"/>	Access from north.		
			Is there water and sewerage capacity for site requirements? <input type="checkbox"/>	The SSGA area is projected to yield circa 650 – 730 primary aged children. Proposals exist to expand two existing schools and to create a new two form entry school to meet the needs of this area development.		
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability)  Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b> <input checked="" type="checkbox"/>		
<b>Ground Conditions &amp; Contamination</b>			<b>Suitability and Deliverability</b>			
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope		<b>No significant issues identified.</b>	What is considered suitable on the site? Allotments/open space			
	<input checked="" type="checkbox"/>		How many homes could be provided? 28	How many jobs could the site provide for? 44dpha		
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone  Electricity Pylon (+ 10m buffer zone)		<b>Zero/Low Impact - no or minimal mitigation required</b> <input checked="" type="checkbox"/>	<b>Site Appraisal Conclusion</b> <b>Not suitable for development - allotments (listed) to be retained, and steep topography.</b>			
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>	<b>Site is considered suitable for development</b>	<b>Site is considered potentially suitable for development</b>	<b>Site is not considered suitable for development</b> <input checked="" type="checkbox"/>





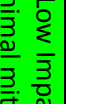
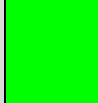
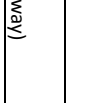


<b>SLR Ref:</b> SHLAA Ref: 348		<b>Site Area:</b> 14.36ha		<b>Site Location:</b> Land west of Ryhope Road, Sunderland		<b>YES</b> <input type="checkbox"/> <b>NO</b> <input checked="" type="checkbox"/>		<b>Brownfield %</b> 0 <b>Greenfield %</b> 100					
<b>Present Land Use:</b> Agricultural land		<b>Adjacent Uses:</b> Housing and greenspace		<b>Site appraised for:</b> Residential		<b>Is the site in the Green Belt?</b>		<b>Urban?</b> <input type="checkbox"/> <b>Urban fringe?</b> <input checked="" type="checkbox"/> <b>Open countryside?</b> <input type="checkbox"/>					
<b>Site Photos</b> 				<b>Designations Map</b> 				<b>Settlement Break Separation</b> The Settlement Break has maintained an important Green Infrastructure corridor in the centre of the Sunderland conurbation, and has also enabled Ryhope village to generally retain its distinct identity. From a wildlife perspective, the corridor connects together a number of protected sites from Plains Farm eastwards to the coast, and supports the important setting of the Tunstall Hills SSSI and LNR.  In terms of walking and cycling, the corridor provides good recreational opportunities through the area, and links to important routes to the City Centre, Silksworth and Seaham. Loss of this Settlement Break should be resisted.					
<b>Key Designations:</b> UDP CN6 Settlement Break EN10 White Land CN23 Wildlife Corridors B13 Other Specific Sites and Monuments				<b>Adjacent Designations:</b> • Residential • Sports pitches • Allotments				<b>Zero/Low Impact - no or minimal mitigation required</b> <input type="checkbox"/> <b>Medium Impact - mitigation required</b> <input type="checkbox"/> <b>High Impact - significant mitigation required</b> <input checked="" type="checkbox"/>					
<b>Landscape and Townscape</b>				<b>Biodiversity</b>				<b>Would the development of the site impact upon the connectivity of habitats?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		The site helps to form the backdrop to the Tunstall Hills and is identified as an area of higher landscape value. Agricultural land quality not known.				<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>	
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)		<input checked="" type="checkbox"/>			
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)		<input checked="" type="checkbox"/>			
		Tree Preservation Order (TPO)		Adverse impact on Local Wildlife Site (LWS)		<input 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 type="checkbox"/>							
				Wildlife Corridor		<input checked="" type="checkbox"/>							
<b>Zero/Low Impact - no or minimal mitigation required</b>				<b>Medium Impact - mitigation required</b>				<b>High Impact - significant mitigation required</b> <input checked="" type="checkbox"/>					
								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? <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"/>					
								Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). The site also forms a wildlife corridor linking the coast to the Tunstall Hills and Silksworth Recreation Centre. Impact on Tunstall Hills SSSI and LNR.					



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







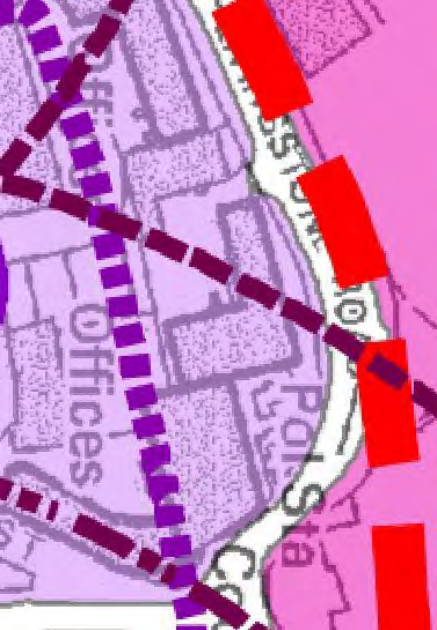
Historic Environment and Culture				Green Infrastructure																			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance?  No.		Medium Impact - mitigation required	High Impact – significant mitigation required	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The northeast corner of the site provides Bevan Avenue Allotments (9 plots).																
								<b>Category 2: Constraints</b> Grade II listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Yes, a small portion of area is allotments	Medium Impact - mitigation required  	High Impact – significant mitigation required											
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)				<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?  Local services available in Ryhope				Reserved matters application approved for 150 dwellings – Access via Phase 1.  The SSGA area is projected to yield circa 650 – 730 primary aged children. Proposals exist to expand two existing schools and to create a new two form entry school to meet the needs of this area development.															
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	10%  10%  15%	Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	High Impact – significant mitigation required	<b>Category 2: Constraints</b> Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required																
								<b>Ground Conditions &amp; Contamination</b> Site Predominantly Flat  Gentle Slope  Undulating  Steep Slope	One pollutant has been identified on site.	Medium Impact - mitigation required  	High Impact – significant mitigation required	<b>Suitability and Deliverability</b> What is considered suitable on the site? Residential How many homes could be provided? 150 42dpha How many jobs could the site provide for?	Site is considered suitable for development  	Site is considered potentially suitable for development	Site is not considered suitable for development								
																<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required  	High Impact – significant mitigation required	<b>Site Appraisal Conclusion</b> Site has outline planning permission	Site is considered suitable for development  	Site is considered potentially suitable for development	Site is not considered suitable for development



<b>SLR Ref:</b> SHLAA Ref: 356		<b>Site Area:</b> 9.74ha		<b>Site Location:</b> Land at Burdon Rd / Hall Farm Rd, Thristley Wood, Sunderland		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>0</b>		<b>Greenfield %</b>		<b>100</b>					
<b>Present Land Use:</b> Agriculture				<b>Adjacent Uses:</b> Housing, woodland and agriculture				<b>Is the site in a Settlement Break?</b>				YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>		Impact <input type="checkbox"/>		No impact <input type="checkbox"/>			
<b>Site Photos</b>				<b>Designations Map</b>				<b>Settlement Break Separation</b>				2. Safeguard the countryside from further encroachment? <input type="checkbox"/>		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and 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"/>			
								A separation between Silksworth/Doxford Park and Ryhope should be maintained, including the preservation of green corridor connections across the area. The remainder of the 'white land' does not specifically separate settlements; however, and development here would not unduly affect the separation of Doxford Park, Ryhope and Silksworth.				In many respects, the Green Belt already provides a distinct settlement boundary (following Burdon Lane) and effectively provides a settlement break of its own, locally separating Burdon hamlet from Sunderland, and at a macro scale, separating Sunderland from Seaham in County Durham.		The Settlement Break policy is not appropriate, it does not physically separate settlements. Sensitive development in the area could take place.		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
<b>Key Designations:</b> UDP CN6 Settlement Break EN10 White Land SA38.5 Key viewpoints SA39.4 Tree belt planting CN15 Great North Forest				<b>Adjacent Designations:</b>				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>				Medium Impact - mitigation required <input checked="" type="checkbox"/>		High Impact - significant mitigation required <input type="checkbox"/>							
<b>Adjacent Designations:</b>				<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Residential</li> <li>• Woodland</li> </ul>																	
<b>Landscape and Townscape</b>				Approximately half of the site is identified as Grade 2 agricultural land.				<b>Biodiversity</b>				Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site lies in proximity to ponds and bat roosts, and forms part of a strategic wildlife corridor linking the coast inland towards Houghton and Hetton. The site is in proximity to ponds and would have an impact to Blakeney Woods LWS..									
<b>Category 1: Significant Constraints</b>		Grade 1 Agricultural Land				<b>Category 1: Significant Constraints</b>		Adverse impact on European sites [Pammar 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)													
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)													
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>											
		Grade 2 or 3a Agricultural Land		<input checked="" type="checkbox"/>		<b>Category 2: Constraints</b>		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>											
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)													
								Are there any known UK protected species/habitats on or adjacent to the site?													
								Wildlife Corridor		<input checked="" type="checkbox"/>											
								Would the development of the site impact upon the connectivity of habitats?		Yes <input type="checkbox"/>											
												Zero/Low Impact - no or minimal mitigation required <input type="checkbox"/>		Medium Impact - mitigation required <input type="checkbox"/>		High Impact - significant mitigation required <input checked="" type="checkbox"/>					



Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b>  No.	<b>Category 1: Significant Constraints</b>  Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard	The site forms part of a strategic Green Infrastructure corridor linking the coast inland towards Houghton and Hetton.	Zero/Low Impact - no or minimal mitigation required  Medium Impact - mitigation required  High Impact – significant mitigation required
<b>Flooding</b>			<b>Infrastructure and Services</b>		
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		<b>The site lies in a Critical Drainage Area and Source Protection Zone. There have been specific incidences of surface water flooding across this land and affecting adjacent properties- subsequently a flood risk survey has been carried out by the Council to seek solutions to resolve flooding.</b>	Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?  In a remote location	Access proposed from Burdon Road.  The SSGA area is projected to yield circa 650 – 730 primary aged children. Proposals exist to expand two existing schools and to create a new two form entry school to meet the needs of this area development.	Zero/Low Impact - no or minimal mitigation required  Medium Impact - mitigation required  High Impact – significant mitigation required
<b>Ground Conditions &amp; Contamination</b>			<b>Suitability and Deliverability</b>		
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope		No significant issues identified.	What is considered suitable on the site?  How many homes could be provided?  How many jobs could the site provide for?	Residential  114  16dpha	Site is considered suitable for development  Site is considered potentially suitable for development  Site is not considered suitable for development
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			<b>Site Appraisal Conclusion</b>  <b>Suitable for development if infrastructure, biodiversity and landscape issues can be resolved</b>		



<b>SLR Ref:</b> SHLAA Ref: 373		<b>Site Area:</b> 0.50ha		<b>Site Location:</b> Gillbridge Police Station, Gillbridge Avenue, Sunderland		<b>Is the site in the Green Belt?</b>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>Open countryside?</b>			
Present Land Use: Police Station Adjacent Uses: Commercial		Site appraised for: Residential		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		100		0			
<b>Site Photos</b> 				<b>UDP Designations Map</b> 				<b>Alteration No.2 Designations Map</b> 				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area?  Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.			
<b>Key Designations:</b> Alteration No.2 SA55B.2 food, drink and cultural opportunities. UDP EN10 White Land.				<b>Adjacent Designations:</b> • Vaux site • Civic Space • Employment • Commercial				<b>Cumulative impact</b> • Subject to Habitats Regulations Assessment • Within Critical Drainage Area				Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).			
<b>Landscape and Townscape</b>															
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		The site lies within the City Centre, which is regarded to be of higher landscape and historic value.		<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required			
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)									
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?									
		Grade 2 or 3a Agricultural Land		Adverse impact on Local Wildlife Site (LWS)		<b>Category 2: Constraints</b>		Adverse impact on Local Geodiversity Site (LGS)		Medium Impact - mitigation required					
				Are there any known UK protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)							
		Area of Significant Historic Landscape		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		No.							
										High Impact – significant mitigation required					



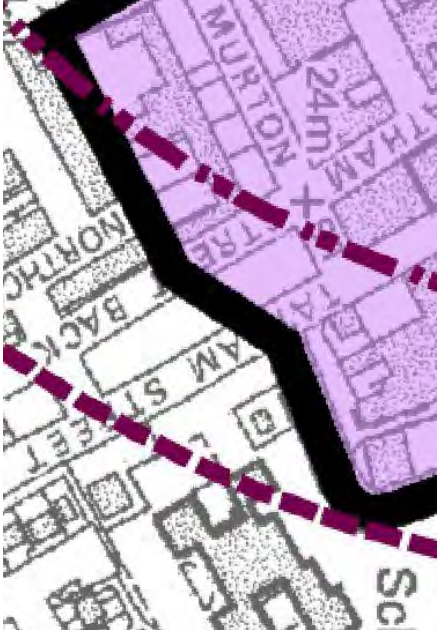





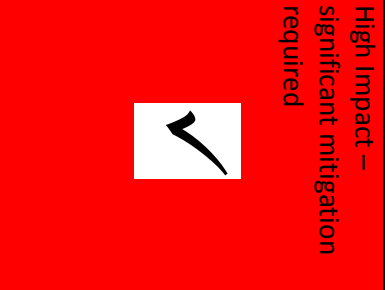
Historic Environment and Culture		Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> On edge of Bishopwearmouth Conservation Area, adjacent grade II listed Magistrates Courts and wider settings of listed buildings in Bisopwearmouth. Archaeological Interest as within former medieval village of Bishopwearmouth.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard	Site contains a small amount of amenity greenspace, and lies in close proximity to Keel Square public realm.	
				<b>Category 2: Constraints</b> Grade II listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)
<b>Flooding</b>  <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	<b>The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.</b>	<b>Infrastructure and Services</b> Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?  In an accessible location		
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>
<b>Ground Conditions &amp; Contamination</b>		<b>Suitability and Deliverability</b>		
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	<b>No significant issues identified.</b>	What is considered suitable on the site? Residential How many homes could be provided? 25 Sodpna How many jobs could the site provide for?		
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)  <b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>
<b>Site Appraisal Conclusion</b> <b>Site potentially suitable for development</b>		<b>Site is considered suitable for development</b>	<b>Site is considered potentially suitable for development</b>	<b>Site is not considered suitable for development</b>



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



Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms part of the coastal strategic Green Infrastructure corridor.	
<b>Flooding</b> <b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)	Low incidence potential of groundwater flooding.	<b>Category 1: Significant Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?  Local services available in Ryhope	Potential access issues	<b>Category 1: Significant Constraints</b> Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
<b>Ground Conditions &amp; Contamination</b>			<b>Suitability and Deliverability</b>		
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	Possible contamination from industrial uses.	<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	What is considered suitable on the site? Residential How many homes could be provided? 22 45dpha How many jobs could the site provide for?	Site is considered suitable for residential development. Planning application has been submitted.	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<b>Site Appraisal Conclusion</b> Site considered suitable for residential development. Planning application has been submitted.	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development









<b>SLR Ref:</b>		<b>Site Area:</b> 0.31ha		<b>Site Location:</b> Tatham Street car park, Sunnyside, City Centre, Sunderland		<b>Is the site in the Green Belt?</b>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>0</b>	
<b>SHLAA Ref:</b> 395						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input checked="" type="checkbox"/> Urban fringe?		<input type="checkbox"/> Open countryside?			
<b>Present Land Use:</b> Car park						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input checked="" type="checkbox"/> Urban fringe?		<input type="checkbox"/> Open countryside?			
<b>Adjacent Uses:</b> Housing / commercial / community						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input checked="" type="checkbox"/> Urban fringe?		<input type="checkbox"/> Open countryside?			
<b>Site Photos</b>				<b>UDP Designations Map</b>				<b>Alteration No.2 Designations Map</b>					
													
				<b>Key Designations:</b> Alteration No.2 SA55B.1 Sunnyside development mixed use, high quality environment.  <b>UDP T23 Off-street parking..</b>				<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>Residential</li> <li>Community Centre</li> <li>Commercial</li> </ul>					
<b>Landscape and Townscape</b>				<b>Biodiversity</b>									
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)	
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)	
		Area of High Landscape Value or Significance				Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)	
		Tree Preservation Order (TPO)				Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)	
		Grade 2 or 3a Agricultural Land				Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)	
		Area of Significant Historic Landscape				Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)	
				No significant issues identified.				Category 1: Significant Constraints <input checked="" type="checkbox"/>					
				Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape				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 				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 					
				Would the development of the site impact upon the connectivity of habitats? No.				Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).					

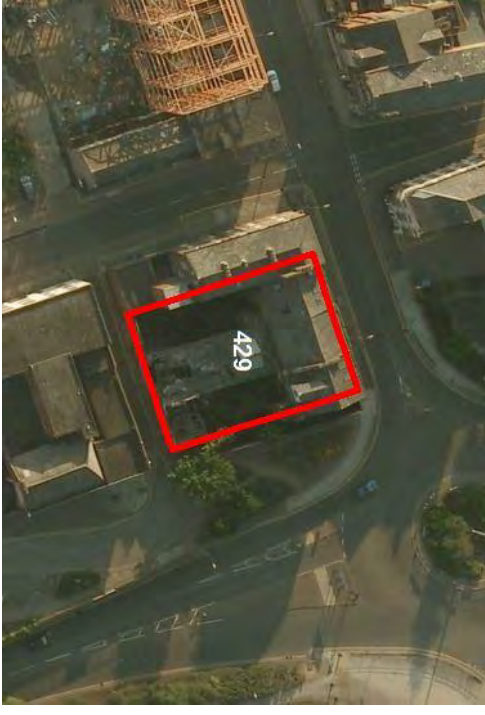

Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological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



<b>SLR Ref:</b> SHLAA Ref: 426		<b>Site Area:</b> 32.0		<b>Site Location:</b> Land south of Willow Farm, Ryhope, Sunderland		<b>Is the site in the Green Belt?</b>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>100</b>					
Present Land Use: Agricultural land		Adjacent Uses: Housing, greenspace and woodland		Site appraised for: Residential		<b>Is the site in a Settlement Break?</b> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>Urban?</b> <input type="checkbox"/> <b>Urban fringe?</b> <input checked="" type="checkbox"/> <b>Open countryside?</b> <input type="checkbox"/>		Impact <input type="checkbox"/> No impact <input type="checkbox"/>							
<b>Site Photos</b> 				<b>Designations Map</b> 				<b>Green Belt Separation</b> (The southern portion of this proposal lies within Green Belt) In terms of core Green Belt purpose, this Field helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms a key part of a wildlife and green infrastructure corridor and lies adjacent to a Local Wildlife Site, already providing a buffer to the wildlife site (and Ancient Semi-Natural Woodland) from the urban area. This Field also lies within 1 km of coastline, which is internationally protected in terms of wildlife habitat and species. These are fundamental constraints to the site.		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact <input type="checkbox"/> No impact <input type="checkbox"/>		Impact <input type="checkbox"/> No impact <input type="checkbox"/>			
<b>Key Designations:</b> UDP SA4.2 New employment land CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors SA39.5 New tree belts				<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>Local Wildlife Site/Woodland</li> <li>Agriculture</li> <li>Residential</li> </ul>				<b>Cumulative Impact</b> <ul style="list-style-type: none"> <li>Biodiversity / SSSI proximity</li> <li>Subject to Habitats Regulations Assessment</li> <li>School capacity</li> </ul>		<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>			
<b>Landscape and Townscape</b> 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				Most of the site is identified as Grade 2 or 3a agricultural land.				<b>Biodiversity</b> Category 1: Significant Constraints Adverse impact on European sites [Bamsar 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 in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also forms part of a strategic wildlife corridor linking the coast inland towards Houghton and Hetton. Adverse impact to Ancient Semi-Natural Woodland and LWS.		<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>	
Area of Significant Historic Landscape Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land				Most of the site is identified as Grade 2 or 3a agricultural land.				Adverse impact on European sites [Bamsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also forms part of a strategic wildlife corridor linking the coast inland towards Houghton and Hetton. Adverse impact to Ancient Semi-Natural Woodland and LWS.		<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>	
Area of Significant Historic Landscape Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land				Most of the site is identified as Grade 2 or 3a agricultural land.				Adverse impact on European sites [Bamsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also forms part of a strategic wildlife corridor linking the coast inland towards Houghton and Hetton. Adverse impact to Ancient Semi-Natural Woodland and LWS.		<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>	
Area of Significant Historic Landscape Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land				Most of the site is identified as Grade 2 or 3a agricultural land.				Adverse impact on European sites [Bamsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). The site also forms part of a strategic wildlife corridor linking the coast inland towards Houghton and Hetton. Adverse impact to Ancient Semi-Natural Woodland and LWS.		<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>	



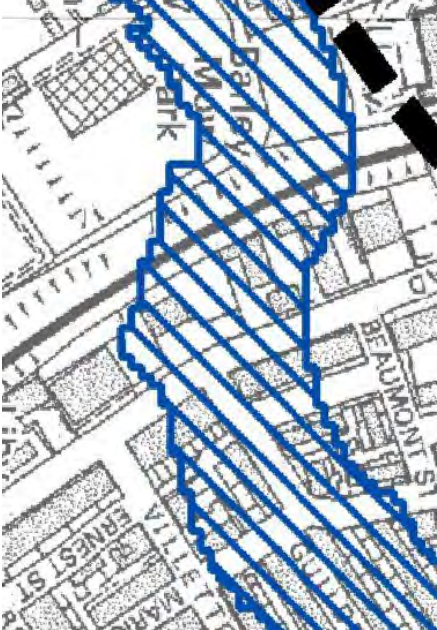
Historic Environment and Culture				Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b> Local archaeological significance.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms part of a strategic Green Infrastructure corridor linking the coast inland towards Houghton and Hetton.	<b>Category 1: Significant Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required 
<b>Flooding</b>				<b>Infrastructure and Services</b>			
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		A small part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Nearest local centre is Ryhope.		Access to avoid A19/A1018 junction.  The SSGA area is projected to yield circa 650 – 730 primary aged children. Proposals exist to expand two existing schools and to create a new two form entry school to meet the needs of this area development.	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>			
<b>Site Topography</b>	Predominantly Flat Gentle Slope Undulating Steep Slope	Site is affected by the alignment of a major gas pipeline.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential / agriculture 450 32dpha (18.5ha site).		Site is considered suitable for development 	Site is considered potentially suitable for development 
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)							Site is not considered suitable for development 



<b>SLR Ref:</b> SHLAA Ref: 429		<b>Site Area:</b> 0.07ha		<b>Site Location:</b> 170-175 High Street West, Sunderland		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		100 <input checked="" type="checkbox"/>		<b>Greenfield %</b>		0 <input type="checkbox"/>			
<b>Present Land Use:</b> Existing building				<b>Adjacent Uses:</b> Commercial buildings				<b>Site appraised for:</b> Residential				<b>Is the site in a Settlement Break?</b>				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
<b>Site Photos</b>				<b>UDP Designations Map</b>				<b>Alteration No.2 Designations Map</b>				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.							
																			
				<b>Key Designations:</b> Alteration No.2 SA55B.1 Sunnyside development mixed use, high quality environment  UDP EN10 White Land.				<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>Commercial</li> <li>Employment</li> </ul>				<b>Cumulative impact</b> <ul style="list-style-type: none"> <li>Subject to Habitats Regulations Assessment</li> </ul>							
<b>Landscape and Townscape</b>						<b>Biodiversity</b>													
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		The site lies within the City Centre, which is regarded as an area of higher landscape value.		<b>Category 1: Significant Constraints</b>		Adverse impact on European sites [Pammar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).							
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)											
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)											
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?											
		Grade 2 or 3a Agricultural Land				<b>Category 2: Constraints</b>		Adverse impact on Local Wildlife Site (LWS)											
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)											
								Are there any known UK protected species/habitats on or adjacent to the site?											
								Wildlife Corridor											
								Would the development of the site impact upon the connectivity of habitats?		No.									
												Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required			

Historic Environment and Culture				Green Infrastructure				
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> The site incorporates 2 Grade II listed buildings and lies within Old Sunderland Riverside Conservation Area, and the setting of surrounding grade II listed buildings.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.	<b>Category 1: Significant Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
								<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
<b>Flooding</b>				<b>Infrastructure and Services</b>				
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<b>The site lies within a Source Protection Zone. Low incidence potential of groundwater flooding.</b>	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In a highly accessible location	Access to be determined	Is the proposed development site designated as open space or playing fields? No.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
								<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>				
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	<b>Site Appraisal Conclusion</b> <b>Site is potentially suitable for development. Will require careful design due to listing</b>	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required



<b>SLR Ref:</b> SHLAA Ref: 446		<b>Site Area:</b> 0.81ha		<b>Site Location:</b> Former Builders Yard, Toward Road, Hendon, Sunderland		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/>		<b>Brownfield %</b>		100		<b>Greenfield %</b>		0			
<b>Present Land Use:</b> Caravan storage / builders yard		<b>Adjacent Uses:</b> Housing / railway		<b>Site appraised for:</b> Residential		<b>Is the site in a Settlement Break?</b>		YES <input type="checkbox"/>		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>		No impact <input type="checkbox"/>			
<b>Site Photos</b> 				<b>UDP Designations Map</b> 				<b>Alteration No.2 Designations Map</b> 				<p><b>Cumulative Impact Assessment</b></p> <ul style="list-style-type: none"> <li>Subject to Habitats Regulations Assessment</li> <li>Within Critical Drainage Area</li> </ul> <p><b>Note:</b> This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>							
<b>Key Designations:</b>				<b>Adjacent Designations:</b>				<b>Biodiversity</b>				<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>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p> <p>Category 2: Constraints</p> <p>Adverse impact on the connectivity of habitats?</p>							
<b>Landscape and Townscape</b>				No significant issues identified.				<p>Category 1: Significant Constraints</p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</p>				<p>Category 2: Constraints</p> <p>Area of High Landscape Value or Significance</p> <p>Tree Preservation Order (TPO)</p> <p>Grade 2 or 3a Agricultural Land</p>							
<p>Area of Significant Historic Landscape</p> <p>Area of High Landscape Value or Significance</p> <p>Tree Preservation Order (TPO)</p> <p>Grade 2 or 3a Agricultural Land</p>				<p>Zero/Low Impact - no or minimal mitigation required</p> <p>Medium Impact - mitigation required</p> <p>High Impact - significant mitigation required</p>				<p>Zero/Low Impact - no or minimal mitigation required</p> <p>Medium Impact - mitigation required</p> <p>High Impact - significant mitigation required</p>											
<b>Historic Environment and Culture</b>				<b>Green Infrastructure</b>				<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>No.</p>				<p>Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).</p>							

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





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






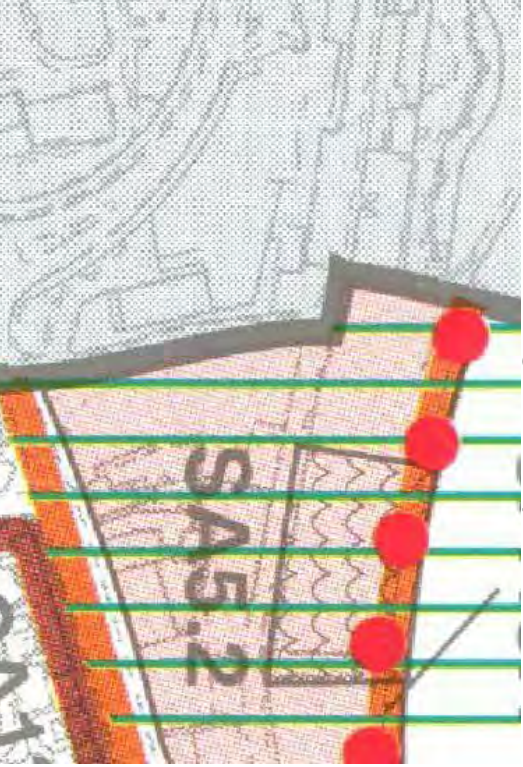

Historic Environment and Culture				Green Infrastructure					
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	<b>Does the site have any historical or archaeological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







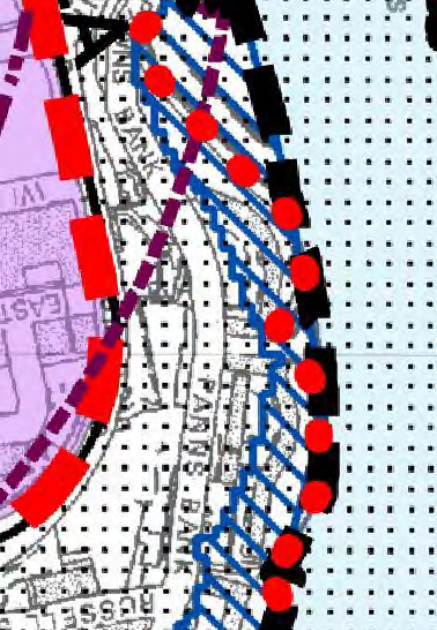
Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b>  No.	<b>Category 1: Significant Constraints</b>  Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard		No significant issues identified.
<b>Flooding</b>			<b>Infrastructure and Services</b>		
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		No significant issues identified.	Access to be determined		
			<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability)  Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area  Source Protection Zone	Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?  Highly accessible location	Zero/Low Impact - no or minimal mitigation required  Medium Impact - mitigation required  High Impact – significant mitigation required
<b>Ground Conditions &amp; Contamination</b>			<b>Suitability and Deliverability</b>		
<b>Site Topography</b>	Predominantly Flat  Gentle Slope  Undulating  Steep Slope	No significant issues identified.	What is considered suitable on the site? Residential How many homes could be provided? 10 167dpha How many jobs could the site provide for?		
			<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<b>Site Appraisal Conclusion</b>  <b>Site potentially suitable for development</b>	Site is considered suitable for development  Site is considered potentially suitable for development  Site is not considered suitable for development
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			<b>Site Appraisal Conclusion</b>  <b>Site potentially suitable for development</b>		



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



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



<b>SLR Ref:</b> SHLAA Ref: 497		<b>Site Area:</b> 1.04ha		<b>Site Location:</b> Panns bank student housing, East End, Sunderland		<b>Is the site in the Green Belt?</b>		<b>Brownfield %</b>		<b>Greenfield %</b>		<b>Open countryside?</b>							
Present Land Use: Student accommodation Adjacent Uses: Greenspace and public realm				Site appraised for: Residential		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/>		100		0							
<b>Site Photos</b>				<b>UDP Designations Map</b>				<b>Is the site in a Settlement Break?</b>											
												Cumulative impact • Subject to Habitats Regulations Assessment				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bourm Moor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.			
<b>Key Designations:</b> Alteration No.2 NA28A World Heritage Site Setting: Flood Risk Zone. UDP EN10 White Land B14 Areas of Potential Archaeological Importance. CN23 Wildlife Corridors.				<b>Adjacent Designations:</b> • Student accommodation • Riverside • Employment				The site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). The site also forms part of the strategic wildlife corridor along the River Wear.											
<b>Landscaped and Townscape</b>				<b>Biodiversity</b>				Zero/Low Impact - no or minimal mitigation required											
<b>Category 1: Significant Constraints</b>		Grade 1 Agricultural Land Ancient Woodland		The site lies within the River Wear Gorge and historic East End- both areas are regarded as higher landscape and historic value.		<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Bamarr 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?		✓		Medium Impact - mitigation required							
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		✓		<b>Category 2: Constraints</b>		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		✓		High Impact - significant mitigation required							
		Area of Significant Historic Landscape		✓		Would the development of the site impact upon the connectivity of habitats?		Yes		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required							


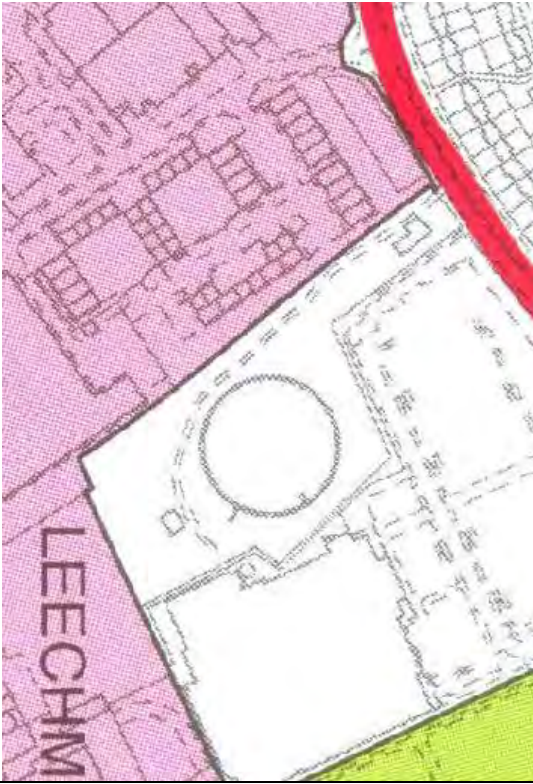






Historic Environment and Culture				Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	<b>Does the site have any historical or archaeological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







<b>SLR Ref:</b> SHLAA Ref: 504		<b>Site Area:</b> 3.99ha		<b>Site Location:</b> Doxford Park (Mill Hill Phase 6), Sunderland		<b>Is the site in the Green Belt?</b>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<b>Brownfield %</b>		100		<b>Greenfield %</b>		0	
<b>Present Land Use:</b> Vacant land <b>Adjacent Uses:</b> Housing and greenspace		<b>Site appraised for:</b> Residential		<b>Is the site in a Settlement Break?</b>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact					
<b>Site Photos</b> 				<b>Designations Map</b> 				<b>Green Belt Separation</b>				1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
<b>Key Designations:</b> UDP SA11.6 Housing improvement EN10 White Land				<b>Adjacent Designations:</b>				<b>Cumulative Impact</b>									
<ul style="list-style-type: none"> <li>Residential</li> <li>Greenspace</li> <li>Conservation Area</li> </ul>				<ul style="list-style-type: none"> <li>Biodiversity / SSSI proximity</li> <li>Subject to Habitats Regulations Assessment</li> <li>Within Critical Drainage Area</li> </ul>													
<b>Landscape and Townscape</b>				<b>Biodiversity</b>													
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land Ancient Woodland		Tree Preservation Orders align the western boundary of the site.				<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Ramсар 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 lies in proximity to ponds, with evidence of priority species in close proximity to the site.			
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance Tree Preservation Order (TPO)						Adverse impact on Site of Special Scientific Interest (SSSI)		<input type="checkbox"/>							
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Nature Reserve (LNR)		<input type="checkbox"/>							
		Area of Significant Historic Landscape						<b>Category 2: Constraints</b>		Adverse impact on Local Wildlife Site (LWS)		<input type="checkbox"/>					
										Adverse impact on Local Geodiversity Site (LGS)		<input checked="" type="checkbox"/>					
										Are there any known UK protected species/habitats on or adjacent to the site?		<input type="checkbox"/>					
										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		Medium Impact - mitigation required		High Impact - significant mitigation required	
												<input checked="" type="checkbox"/>					

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



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



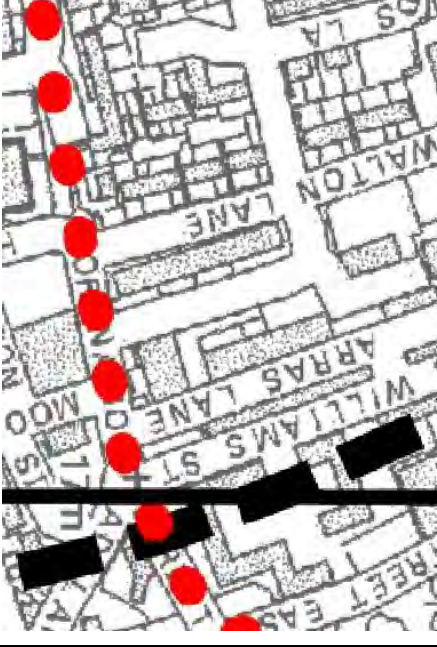
Historic Environment and Culture				Green Infrastructure					
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site provides natural greenspace (formerly allotments).			
								<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
<b>Flooding</b>			<b>Infrastructure and Services</b>						
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		The site is partly affected by 1:100 incidence surface water flooding.		Is there road capacity for site traffic generation?		Limited access from the north			
				Is there water and sewerage capacity for site requirements?					
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required		Services available in City Centre and Ryhope		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?					
				Is there education/community/health facility capacity for site requirements?					
				What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?					
				Services available in City Centre and Ryhope					
<b>Ground Conditions &amp; Contamination</b>									
<b>Site Topography</b>	Predominantly Flat	✓	Above-surface reservoir would need to be removed in order for full site development to be realised.						
	Gentle Slope								
	Undulating								
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required		<b>Suitability and Deliverability</b>		Site is considered suitable for development	Site is considered potentially suitable for development		
				What is considered suitable on the site? Residential / mixed use					
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		High Impact - significant mitigation required		<b>Site Appraisal Conclusion</b>		<b>Site is potentially suitable for development.</b>			
				How many homes could be provided?		35			
				How many jobs could the site provide for?		29dpha			
				<b>Site is potentially suitable for development.</b>		<b>Site is considered suitable for development.</b>		Site is not considered suitable for development	
				How many jobs could the site provide for?		29dpha			







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





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


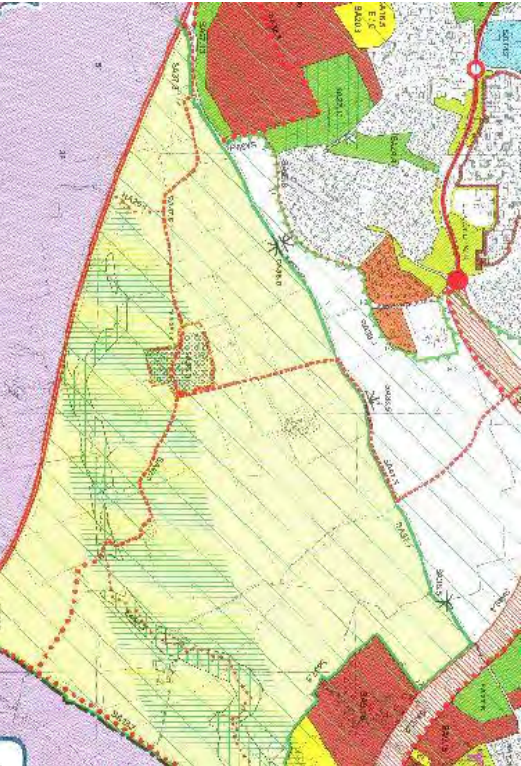
Historic Environment and Culture				Green Infrastructure				
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure			<b>Does the site have any historical or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





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



<b>SLR Ref: 641</b>		<b>Site Area: 177.66ha</b>		<b>Site Location: Land south of Burdon Lane (including Burdon Village)</b>		<b>YES</b> <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>5</b>		<b>Greenfield %</b>		<b>95</b>		<b>Open countryside?</b>		<b>✓</b>					
<b>SHLAA Ref:</b>						<b>NO</b> <input type="checkbox"/>		<b>Urban?</b>				<b>Urban fringe?</b>				<b>Impact</b>		<b>No impact</b>					
<b>Present Land Use:</b> Village, agriculture		<b>Adjacent Uses:</b> Agriculture, road		<b>Site appraised for:</b> Residential		<b>Is the site in a Settlement Break?</b>		<b>YES</b> <input type="checkbox"/>		<b>NO</b> <input checked="" type="checkbox"/>		<b>Would development on this site impact upon the five purposes of the Green Belt?</b>											
<b>Site Photos</b>				<b>Designations Map</b>				<b>Green Belt Separation</b>				<p>In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms a key part of a wildlife and green infrastructure corridor and is in close proximity to the European protected coast. It encompasses the historic hamlet of Burdon Village.</p>											
								<b>Cumulative Impact</b>				<p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>											
				<p><b>Key Designations:</b></p> <ul style="list-style-type: none"> <li>UDP CN2/3/4/5 Green Belt</li> <li>CN15 Great North Forest</li> <li>CN23 Wildlife Corridors</li> <li>SA35.3 Proposed Conservation Areas</li> <li>SA38.5 Key viewpoints</li> </ul>				<p><b>Adjacent Designations:</b></p> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Agriculture</li> <li>Dual carriageway</li> <li>Local Wildlife Sites</li> </ul>				<b>Zero/Low Impact - no or minimal mitigation required</b>				<b>Medium Impact - mitigation required</b>				<b>High Impact - significant mitigation required</b>			
<b>Landscape and Townscape</b>				<b>Biodiversity</b>				<b>Category 1: Significant Constraints</b>				Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). Site also incorporates or lies in close proximity to ponds and LWS, with European protected species present in area.											
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land				Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input checked="" type="checkbox"/>															
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)		<input checked="" type="checkbox"/>															
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)		<input type="checkbox"/>															
		Tree Preservation Order (TPO)		<input checked="" type="checkbox"/>		Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
		Grade 2 or 3a Agricultural Land		<input type="checkbox"/>		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
		Area of Significant Historic Landscape		<input checked="" type="checkbox"/>		Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>															
						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>															
						Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>															
						Wildlife Corridor		<input checked="" type="checkbox"/>															
						Adverse impact on Local Wildlife Site (LWS)																	

Historic Environment and Culture				Green Infrastructure					
<b>Category 1: Significant Constraints</b>	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		<b>Does the site have any historical or archaeological significance?</b> Incorporates historic village of Burdon (a proposed Conservation Area), which includes Grade 2 listed Burdon Hall.	<b>Category 1: Significant Constraints</b>	Historic Park or Garden (EH List)		The entire site forms a strategic Green Infrastructure corridor linking Houghton and the coast. Rights of Way cross the site.		
	World Heritage Site & Setting (+ candidate)				Village Green				
<b>Category 2: Constraints</b>	Grade I/Grade II* Listed Building/Structure			<b>Category 2: Constraints</b>	Public Open Space/Playing Field/Play Area				
	Grade II listed Building/Structure	✓			Natural greenspace				
	Conservation Area			Allotment					
	Archaeological Site (Known & potential)	✓	<b>Zero/Low Impact - no or minimal mitigation required</b>	Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	✓	✓	<b>Zero/Low Impact - no or minimal mitigation required</b>		
			<b>Medium Impact - mitigation required</b>	Is the proposed development site designated as open space or playing fields?	No.		<b>Medium Impact - mitigation required</b>		
<b>Flooding</b>				<b>Infrastructure and Services</b>					
	Flood Risk Zone 3B (Functional Floodplain)		The area falls partly within a Source Protection Zone and is affected in places by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation?			Needs to be considered in relation to Sunderland South Growth Area with contribution to Ryhope Doxford Link Road. Full transport impact assessment required and consultation with Highways England. Development of this scale would require additional new school capacity.		
	Flood Risk Zone 3A (High Vulnerability)			Is there water and sewerage capacity for site requirements?					
<b>Category 2: Constraints</b>	Flood Risk Zone 2(Medium Vulnerability)		<b>Zero/Low Impact - no or minimal mitigation required</b>	Is there education/community/health facility capacity for site requirements?			<b>High Impact – significant mitigation required</b>		
	Groundwater Flooding	✓		What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	In a remote location				
	Surface Water Flooding – % of land within 1 in 30 incidence (high)	<5%							
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)	<5%							
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)	<5%							
	Critical Drainage Area								
	Source Protection Zone	✓							
<b>Ground Conditions &amp; Contamination</b>									
<b>Site Topography</b>	Predominantly Flat		Two pylons cross the site area.	<b>Suitability and Deliverability</b>					
	Gentle Slope			What is considered suitable on the site?	Agriculture and open space				
	Undulating	✓		How many homes could be provided?	2665	20dpha			
<b>Category 1: Significant Constraints</b>	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Site Appraisal Conclusion</b>					
	Electricity Pylon (+ 10m buffer zone)	✓		<b>Site forms a major part of the Green Belt.</b>					
<b>Category 2: Constraints</b>	HSE COMAH Middle or Outer Zone		<b>Medium Impact - mitigation required</b>	Site is considered suitable for development			<b>High Impact – significant mitigation required</b>		
	Landfill sites, Contaminated land			Site is considered potentially suitable for development					
	Minerals Legacy (quarries and coal mining)								
	Minerals Safeguarded Area								
	High Voltage electricity line(+10m buffer zone)								






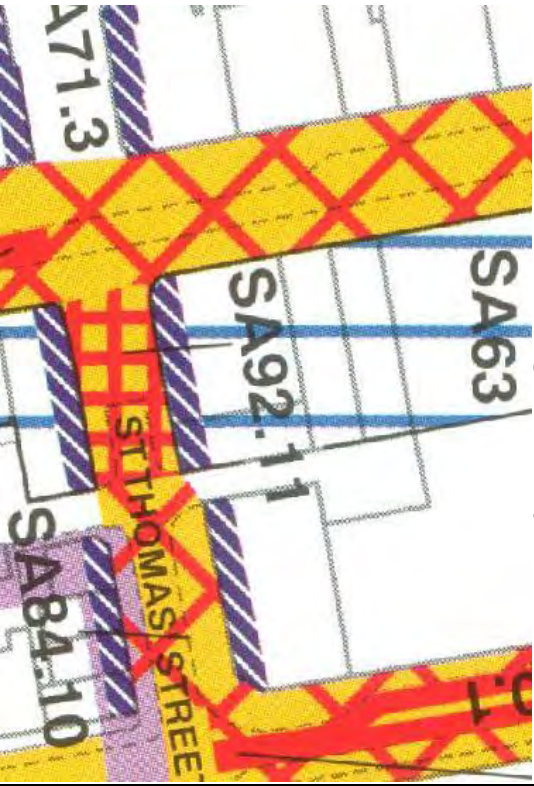


Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological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






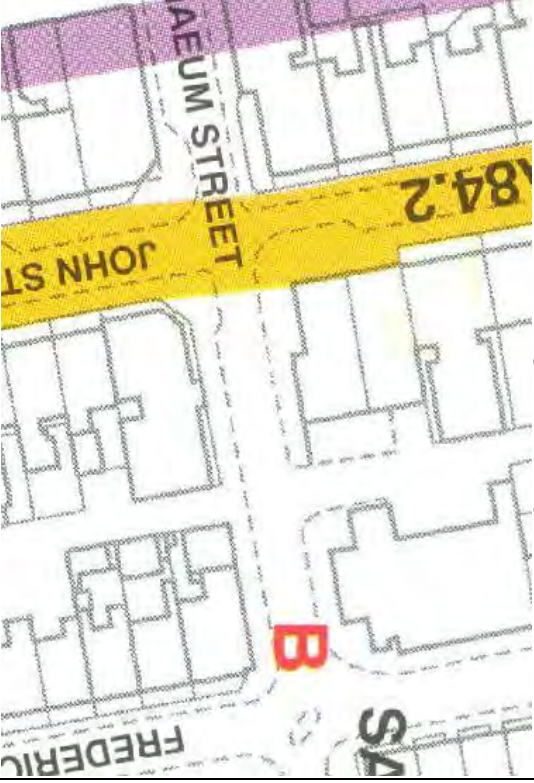


Historic Environment and Culture				Green Infrastructure									
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			<b>Does the site have any historical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



<b>SLR Ref: 661</b>		<b>Site Area: 0.02 ha</b>		<b>Site Location: 12 Fawcett Street, Sunderland</b>		<b>YES</b> <input type="checkbox"/>		<b>Brownfield %</b>		<b>100</b>		<b>Greenfield %</b>		<b>0</b>					
<b>SHLAA Ref:</b>						<b>NO</b> <input checked="" type="checkbox"/>		<b>Urban?</b>		<b>Urban fringe?</b>		<b>Open countryside?</b>							
<b>Present Land Use: Flats / retail</b>		<b>Adjacent Uses: Commercial buildings</b>		<b>Site appraised for: Residential</b>		<b>Is the site in the Green Belt?</b>		<b>Would development on this site impact upon the five purposes of the Green Belt?</b>		<b>Impact</b>		<b>No impact</b>							
<b>Site Photos</b>				<b>UDP Designations Map</b>				<b>Alteration No.2 Designations Map</b>											
												<p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/></p> <p>4. Preserve the special &amp; separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>							
				<b>Key Designations:</b> Alteration No.2 SA55B.1 Sunside development mixed use, high quality environment				<b>Cumulative Impact</b>											
				<b>Adjacent Designations:</b>				<ul style="list-style-type: none"><li>Commercial</li><li>Employment</li></ul>											
<b>Landscape and Townscape</b>								<b>Biodiversity</b>											
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		The site lies within the City Centre, which is regarded as an area of higher landscape value.				<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA). Evidence of priority species roosting in the area.					
		Ancient Woodland						<b>Category 1: Significant Constraints</b>		Adverse impact on Site of Special Scientific Interest (SSSI)									
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance						<b>Category 2: Constraints</b>		Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)		<input checked="" type="checkbox"/>		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.											
								<b>Zero/Low Impact - no or minimal mitigation required</b>				<b>Medium Impact - mitigation required</b>				<b>High Impact - significant mitigation required</b>			


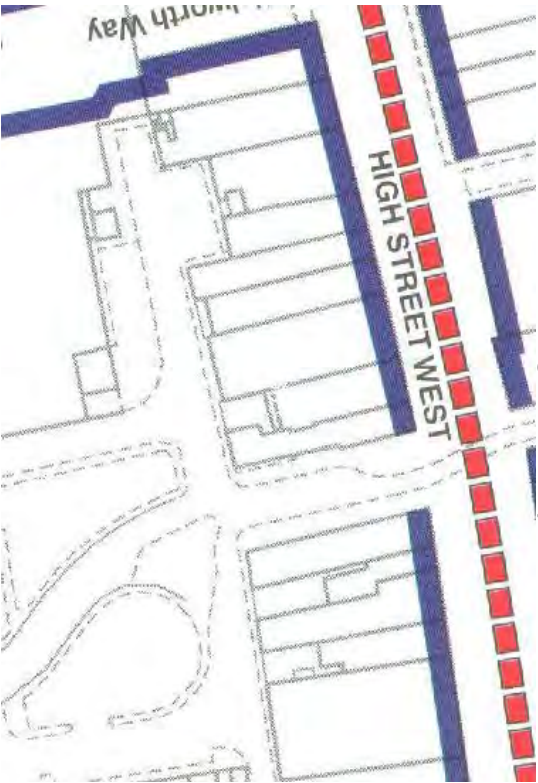

Historic Environment and Culture			Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> The site lies within the Sunnyside Conservation Area and adjacent to Grade II listed buildings.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.	<b>Category 1: Significant Constraints</b> Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
<b>Flooding</b>			<b>Infrastructure and Services</b>			
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Low incidence potential of groundwater flooding.	<b>Category 1: Significant Constraints</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? In a highly accessible area	Access arrangements considered appropriate to the City Centre area.	<b>Category 1: Significant Constraints</b> Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
<b>Ground Conditions &amp; Contamination</b>			<b>Suitability and Deliverability</b>			
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	<b>What is considered suitable on the site?</b> Residential <b>How many homes could be provided?</b> 5 <b>250 dpha</b> <b>How many jobs could the site provide for?</b>	Site is considered suitable for development.	<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Site is considered suitable for development	Site is not considered suitable for development



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



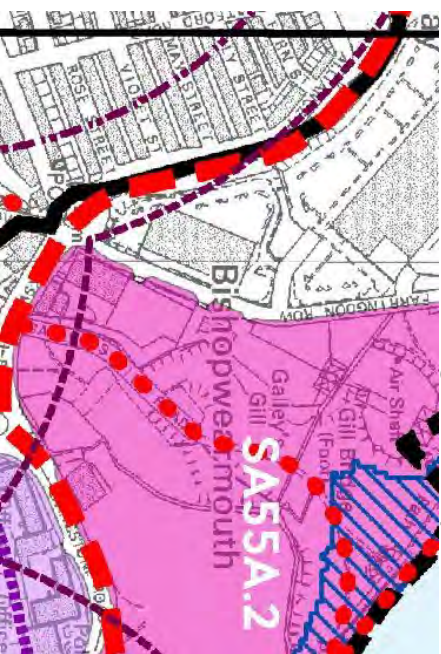
Historic Environment and Culture				Green Infrastructure							
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological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



SLR Ref: 665		Site Area: 0.04 ha		Site Location: 255 Fawcett Street, Sunderland		YES <input type="checkbox"/>		Brownfield %		100		Greenfield %		0	
SHLAA Ref:						NO <input checked="" type="checkbox"/>		Urban?		✓		Urban fringe?		Open countryside?	
Present Land Use: Vacant/commercial property				Site appraised for: Residential				Is the site in the Green Belt?				YES <input type="checkbox"/>			
Adjacent Uses: Commercial buildings				Site Photos				Is the site in a Settlement Break?				YES <input type="checkbox"/>			
				UDP Designations Map				Alteration No.2 Designations Map				Would development on this site impact upon the five purposes of the Green Belt?			
				Key Designations: Alteration No.2: Policy S2A New retail development will be directed to the retail core. Para 6.23a – encourage residential use in the retail core				Cumulative Impact • Subject to Habitats Regulations Assessment				1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>			
				Adjacent Designations: • Commercial • Employment								2. Safeguard the countryside from further encroachment? <input type="checkbox"/>			
Landscape and Townscape				The site lies within the City Centre, which is regarded as an area of higher landscape value.								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"/>			
Category 1: Significant Constraints		Grade I Agricultural Land				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.					
		Ancient Woodland				Category 1: Significant Constraints				4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>					
		Area of High Landscape Value or Significance		✓		Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]				5. Assist in the regeneration of the urban area? <input type="checkbox"/>					
		Tree Preservation Order (TPO)				Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		Grade 2 or 3a Agricultural Land				Adverse impact on Local Nature Reserve (LNR)									
		Area of Significant Historic Landscape				Are there any known European protected species/habitats on or adjacent to the site?									
						Adverse impact on Local Wildlife Site (LWS)									
						Adverse impact on Local Geodiversity Site (LGS)									
						Are there any known UK protected species/habitats on or adjacent to the site?									
						Wildlife Corridor									
						Would the development of the site impact upon the connectivity of habitats?				No.					
						Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).				Zero/Low Impact - no or minimal mitigation required					
										Medium Impact - mitigation required					
										High Impact – significant mitigation required					


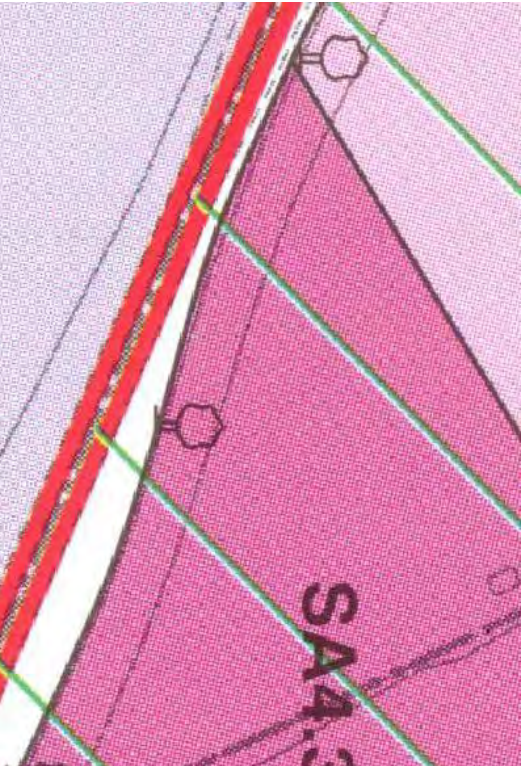
Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological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



SLR Ref: 726		Site Area: 1.89ha		Site Location: Plot 1, Farringdon Row, Sunderland		Brownfield %		100		Greenfield %		0																																	
SHLAA Ref:						Urban?		✓		Urban fringe?		Open countryside?																																	
Present Land Use: Vacant employment land		Adjacent Uses: Employment/ commercial/ greenspace		Site appraised for: Mixed use		Is the site in the Green Belt?		NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact																															
Site Photos				UDP Designations Map				Alteration No.2 Designations Map				<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourne Moor?</p> <p>4. Preserve the special &amp; separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>																																	
																																													
<p><b>Key Designations:</b></p> <ul style="list-style-type: none"> <li>Alteration No.2 SA55A.2</li> <li>Residential and employment-led mixed use development on Vaux site.</li> </ul>				<p><b>Adjacent Designations:</b></p> <ul style="list-style-type: none"> <li>Employment</li> <li>Riverside</li> <li>Vacant land</li> <li>Greenspace</li> </ul>				<p><b>Cumulative Impact</b></p> <ul style="list-style-type: none"> <li>Subject to Habitats Regulations Assessment</li> <li>Within Critical Drainage Area</li> </ul>																																					
<p><b>Landscape and Townscape</b></p> <p>Category 1: Significant Constraints</p> <table border="1"> <tr> <td>Grade 1 Agricultural Land</td> <td></td> </tr> <tr> <td>Ancient Woodland</td> <td></td> </tr> </table> <p>Category 2: Constraints</p> <table border="1"> <tr> <td>Area of High Landscape Value or Significance</td> <td>✓</td> </tr> <tr> <td>Tree Preservation Order (TPO)</td> <td></td> </tr> <tr> <td>Grade 2 or 3a Agricultural Land</td> <td></td> </tr> <tr> <td>Area of Significant Historic Landscape</td> <td>✓</td> </tr> </table>				Grade 1 Agricultural Land		Ancient Woodland		Area of High Landscape Value or Significance	✓	Tree Preservation Order (TPO)		Grade 2 or 3a Agricultural Land		Area of Significant Historic Landscape	✓	<p>The sites lies within the River Wear Gorge, an area considered to be of higher landscape value, with significant historic value.</p>				<p><b>Biodiversity</b></p> <p>Category 1: Significant Constraints</p> <table border="1"> <tr> <td>Adverse impact on European sites [Bramar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</td> <td>✓</td> </tr> <tr> <td>Adverse impact on Site of Special Scientific Interest (SSSI)</td> <td></td> </tr> <tr> <td>Adverse impact on Local Nature Reserve (LNR)</td> <td></td> </tr> <tr> <td>Are there any known European protected species/habitats on or adjacent to the site?</td> <td></td> </tr> <tr> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td>✓</td> </tr> <tr> <td>Adverse impact on Local Geodiversity Site (LGS)</td> <td></td> </tr> <tr> <td>Are there any known UK protected species/habitats on or adjacent to the site?</td> <td></td> </tr> <tr> <td>Wildlife Corridor</td> <td>✓</td> </tr> </table> <p>Category 2: Constraints</p> <table border="1"> <tr> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td>✓</td> </tr> </table>				Adverse impact on European sites [Bramar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	✓	Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?		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)	✓	<p>Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). The site also forms part of the strategic wildlife corridor along the River Wear and partly incorporates Wearmouth Riverside Local Wildlife Site (LWS).</p>			
Grade 1 Agricultural Land																																													
Ancient Woodland																																													
Area of High Landscape Value or Significance	✓																																												
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				<p>Zero/Low Impact - no or minimal mitigation required</p>				<p>Medium Impact - mitigation required</p>				<p>High Impact – significant mitigation required</p>																																	
				<p>Would the development of the site impact upon the connectivity of habitats?</p>				<p>Yes</p>				<p>✓</p>																																	


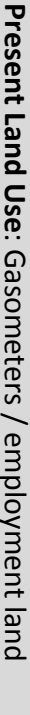
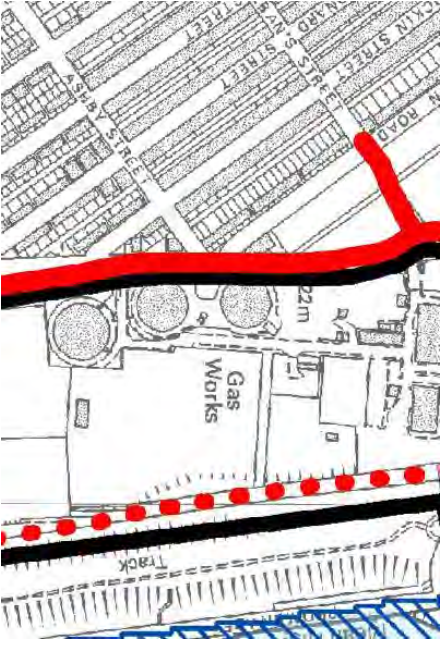


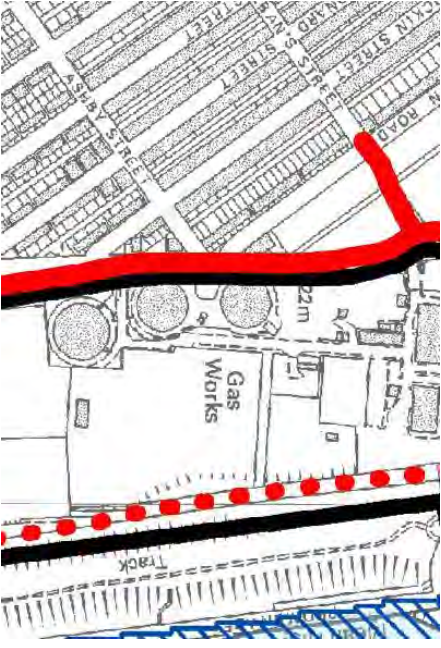
Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological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



<b>SLR Ref: 727</b>		<b>Site Area: 1.13ha</b>		<b>Site Location: Plot 2, Doxford International, Sunderland</b>		<b>Is the site in the Green Belt?</b>		<b>YES</b> <input type="checkbox"/>		<b>NO</b> <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>0</b>		<b>Greenfield %</b>		<b>100</b>					
<b>SHLAA Ref:</b>												<b>Urban?</b>				<b>Urban fringe?</b>		<input checked="" type="checkbox"/>		<b>Open countryside?</b>			
<b>Present Land Use:</b> Vacant employment land				<b>Adjacent Uses:</b> Employment, greenspace, A19				<b>Site appraised for:</b> Employment land				<b>Is the site in a Settlement Break?</b>				<b>YES</b> <input type="checkbox"/>				<b>NO</b> <input checked="" type="checkbox"/>			
<b>Site Photos</b>				<b>Designations Map</b>				<b>Green Belt Separation</b>				1. Check unrestricted sprawl of the built-up area?				<input type="checkbox"/>				<input type="checkbox"/>			
								<b>Cumulative Impact</b>				2. Safeguard the countryside from further encroachment?				<input type="checkbox"/>				<input type="checkbox"/>			
				<b>Key Designations:</b> UDP SA4.3 New employment land CN15 Great North Forest				<b>Adjacent Designations:</b>				3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor?				<input type="checkbox"/>				<input type="checkbox"/>			
								<ul style="list-style-type: none"><li>• Employment</li><li>• Dual carriageway</li></ul>				4. Preserve the special & separate characteristics of historic settlements?				<input type="checkbox"/>				<input type="checkbox"/>			
								<ul style="list-style-type: none"><li>• Subject to Habitats Regulations Assessment</li><li>• Within Critical Drainage Area</li></ul>				5. Assist in the regeneration of the urban area?				<input type="checkbox"/>				<input type="checkbox"/>			
<b>Landscape and Townscape</b>				<b>Biodiversity</b>				Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.											
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		No significant issues identified.				<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required		High Impact - significant mitigation required			
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)															
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)															
		Tree Preservation Order (TPO)		Are there any known European protected species/habitats on or adjacent to the site?				Adverse impact on Local Wildlife Site (LWS)						Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required		High Impact - significant mitigation required			
		Grade 2 or 3a Agricultural Land		Are there any known UK protected species/habitats on or adjacent to the site?				Adverse impact on Local Geodiversity Site (LGS)															
		Area of Significant Historic Landscape		Wildlife Corridor				Would the development of the site impact upon the connectivity of habitats?		No.													

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



SLR Ref: 728		Site Area: 2.39ha		Site Location: Gasometers (Plot 3), Hendon Industrial Estate, Commercial Road, Sunderland		Brownfield %		100		Greenfield %		0	
SHLAA Ref:						Urban?		✓		Urban fringe?		Open countryside?	
Present Land Use: Gasometers / employment land		Adjacent Uses: Residential, employment, greenspace		Site appraised for: Employment land		Is the site in the Green Belt?		NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact	
Site Photos								<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Impact <input type="checkbox"/> No impact			
						<b>Key Designations:</b> UDP SA1.3 Retention of existing employment sites. CN23 Wildlife Corridors		<b>Adjacent Designations:</b> <ul style="list-style-type: none"> <li>• Dock railway</li> <li>• Greenspace</li> <li>• Residential</li> <li>• Employment</li> </ul>		<b>Cumulative Impact</b> <ul style="list-style-type: none"> <li>• Biodiversity / SSSI proximity</li> <li>• Subject to Habitats Regulations Assessment</li> </ul>		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	
<b>Landscape and Townscape</b>				<b>Biodiversity</b>									
Category 1: Significant Constraints		Grade I Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		✓		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).			
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)							
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)							
		Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?							
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)		✓					
		Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required			
		No significant issues identified.				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?		Yes, linked to the coast		Zero/Low Impact - no or minimal mitigation required			

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






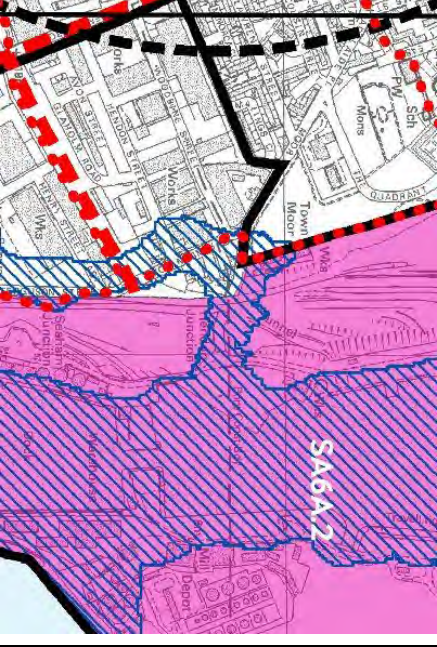

Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological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









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




Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b> The site contains significant local archaeological interest, and lies adjacent to the listed South Pier.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard		The Port forms part of the strategic River Wear and coastal GI corridors.
<b>Flooding</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)			<b>Infrastructure and Services</b> Is there road capacity for site traffic generation?  Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		
Parts of the site lie within Flood Risk Zone 3B. Part of the site also provides a Sewage Treatment Works.			Traffic impact assessment required. Heavy goods rail line reopened. Access to strategic road network for goods delivered to Port. Phase 5 of Sunderland Strategic Transport Corridor will improve highway access to south.		
<b>Ground Conditions &amp; Contamination</b> Flood Risk Zone 2(Medium Vulnerability)  Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high)  Surface Water Flooding – % of land within 1 in 100 incidence (medium)  Surface Water Flooding – % of land within 1 in 1000 incidence (less)  Critical Drainage Area  Source Protection Zone			<b>Suitability and Deliverability</b> What is considered suitable on the site?  How many homes could be provided?  How many jobs could the site provide for?  <b>Site Appraisal Conclusion</b>		
Zero/Low Impact - no or minimal mitigation required  Medium Impact - mitigation required  High Impact – significant mitigation required			Zero/Low Impact - no or minimal mitigation required  Medium Impact - mitigation required  High Impact – significant mitigation required		
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope			Port contains petroleum depot, therefore within HSE Inner blast zone. Possible contamination from previous industrial uses.		
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone  Electricity Pylon (+ 10m buffer zone)			<b>Identified for further consideration, likely to be retained for employment uses.</b>		
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone  Landfill sites, Contaminated land  Minerals Legacy (quarries and coal mining)  Minerals Safeguarded Area  High Voltage electricity line(+10m buffer zone)			Site is considered suitable for development  Site is considered potentially suitable for development  Site is not considered suitable for development		


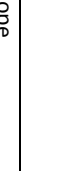
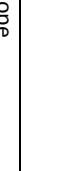








Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological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



<b>SLR Ref: 738</b>		<b>Site Area: 1.15ha</b>		<b>Site Location: Plots 1 and 2, Salterfen, Ryhope</b>		<b>YES</b> <input type="checkbox"/>		<b>Brownfield %</b>		<b>50</b>		<b>Greenfield %</b>		<b>50</b>					
<b>SHLAA Ref:</b>				<b>Site appraised for:</b> Mixed use		<b>NO</b> <input checked="" type="checkbox"/>		<b>Urban?</b> <input checked="" type="checkbox"/>		<b>Urban fringe?</b> <input type="checkbox"/>		<b>Open countryside?</b> <input type="checkbox"/>							
<b>Present Land Use:</b> Vacant retail land		<b>Adjacent Uses:</b> Commercial, residential				<b>Is the site in a Settlement Break?</b>		<b>YES</b> <input type="checkbox"/>		<b>NO</b> <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact			
<b>Site Photos</b>				<b>Designations Map</b>				<b>Green Belt Separation</b>				1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>							
												2. Safeguard the countryside from further encroachment? <input type="checkbox"/>							
<b>Key Designations:</b> UDP SAS.3 Mixed use site				<b>Adjacent Designations:</b>				<b>Cumulative Impact</b>				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. <input type="checkbox"/>							
<ul style="list-style-type: none"> <li>• Retail</li> <li>• Commercial</li> <li>• Residential</li> <li>• Greenspace</li> </ul>				<ul style="list-style-type: none"> <li>• Biodiversity / SSSI proximity</li> <li>• Subject to Habitats Regulations Assessment</li> </ul>				Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) <input checked="" type="checkbox"/>				3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourm Moor? <input type="checkbox"/>							
<b>Landscape and Townscape</b>				<b>Biodiversity</b>				Adverse impact on Local Nature Reserve (LNR) <input type="checkbox"/>				4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>							
<b>Category 1: Significant Constraints</b>		Grade 1 Agricultural Land		No significant issues identified.				Adverse impact on Site of Special Scientific Interest (SSSI) <input type="checkbox"/>				5. Assist in the regeneration of the urban area? <input type="checkbox"/>							
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI) <input type="checkbox"/>				Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA). <input type="checkbox"/>							
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance						Adverse impact on Local Wildlife Site (LWS) <input type="checkbox"/>				Adverse impact on Local Geodiversity Site (LGS) <input type="checkbox"/>							
		Tree Preservation Order (TPO)		Are there any known European protected species/habitats on or adjacent to the site? <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? Yes: <input type="checkbox"/>							
		Grade 2 or 3a Agricultural Land		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"/>				High Impact - significant mitigation required <input type="checkbox"/>			
		Area of Significant Historic Landscape		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"/>				High Impact - significant mitigation required <input checked="" type="checkbox"/>			


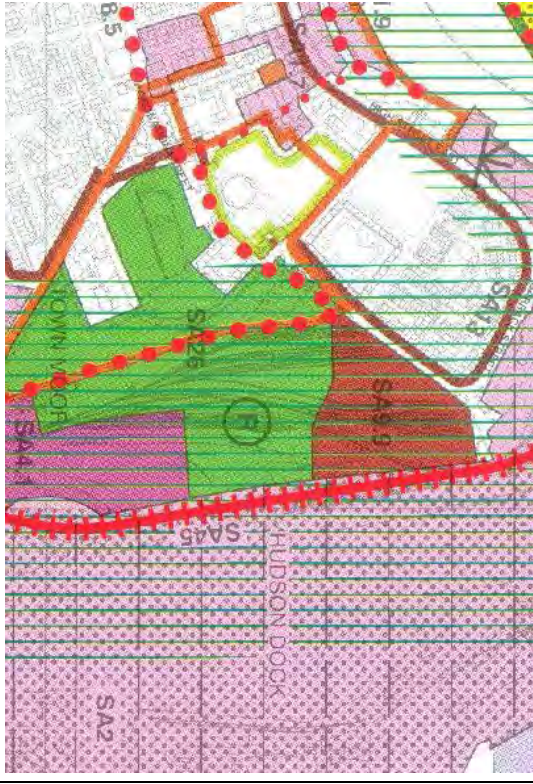


Historic Environment and Culture			Green Infrastructure						
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b> No.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms the edge of the coastal Green Infrastructure corridor.					
						<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required
<b>Flooding</b>									
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		<b>Does the site have any historical or archaeological significance?</b> No.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms the edge of the coastal Green Infrastructure corridor.					
						<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<b>Category 2: Constraints</b> 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
<b>Ground Conditions &amp; Contamination</b>									
<b>Site Topography</b> Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	<b>Does the site have any historical or archaeological significance?</b> No.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms the edge of the coastal Green Infrastructure corridor.					
						<b>Category 2: Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required
<b>Site Appraisal Conclusion</b>									
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			<b>Site is potentially suitable for mixed use development.</b>						
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			<b>Site is considered suitable for development</b> 						



<b>SLR Ref: 739</b>		<b>Site Area: 0.90ha</b>		<b>Site Location: Plot 3, Salterfen, Ryhope Road, Sunderland</b>		<b>Is the site in the Green Belt?</b>		<b>YES</b> <input type="checkbox"/>		<b>NO</b> <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>100</b>		<b>Greenfield %</b>		<b>0</b>			
<b>SHLAA Ref:</b>												<b>Urban?</b>		<input checked="" type="checkbox"/>		<b>Urban fringe?</b>		<input type="checkbox"/>			
<b>Present Land Use: Vacant mixed use land</b>												<b>Would development on this site impact upon the five purposes of the Green Belt?</b>		<input type="checkbox"/>		<b>Impact</b>		<input type="checkbox"/>			
<b>Adjacent Uses: Commercial, residential</b>												<b>Is the site in a Settlement Break?</b>		<b>YES</b> <input type="checkbox"/>		<b>NO</b> <input checked="" type="checkbox"/>		<b>Open countryside?</b>		<input type="checkbox"/>	
<b>Site Photos</b>				<b>Designations Map</b>				<b>Green Belt Separation</b>				<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 &amp; separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>									
								<b>Cumulative Impact</b>													
								<b>Key Designations:</b>				<b>Adjacent Designations:</b>									
				UDP SAS.3 Mixed use site				<ul style="list-style-type: none"> <li>• Retail</li> <li>• Commercial</li> <li>• Residential</li> <li>• Greenspace</li> </ul>													
<b>Landscape and Townscape</b>				<b>Biodiversity</b>																	
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		Ancient Woodland		No significant issues identified.		<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Site lies in close proximity (under 2km) of the coastal wildlife corridor, and is therefore subject to Habitats Regulations Assessment (HRA).							
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on known European protected species/habitats on or adjacent to the site?		<input type="checkbox"/>									
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		<input type="checkbox"/>									
		Area of Significant Historic Landscape				Adverse impact on Local Wildlife Corridor		Wildlife Corridor		Wildlife Corridor		<input checked="" type="checkbox"/>									
						Adverse impact on Local Geodiversity Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Wildlife Corridor		<input type="checkbox"/>									
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						Adverse impact															





SLR Ref: 753		Site Area: 4.96ha		Site Location: Plot 2, Port/Hendon Sidings, Prospect Row, East End, Sunderland.		Brownfield %		100		Greenfield %		0	
SHLAA Ref:						Urban?		✓		Urban fringe?		Open countryside?	
Present Land Use: Vacant employment land		Adjacent Uses: Residential and Port		Site appraised for: Employment land		Is the site in the Green Belt?		NO <input checked="" type="checkbox"/>		Would development on this site impact upon the five purposes of the Green Belt?		Impact	
Site Photos		Designations Map		Green Belt Separation		Is the site in a Settlement Break?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		1. Check unrestricted sprawl of the built-up area?		□	
						Cumulative Issues		<ul style="list-style-type: none"> <li>• Subject to Habitats Regulations Assessment</li> </ul>		2. Safeguard the countryside from further encroachment?		□	
		Key Designations: UDP SA9.9 Residential SA26 Town Moor SA4.1 New employment land CN23 Wildlife corridor		Adjacent Designations: • Port • Residential • Greenspace		Biodiversity				3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?		□	
Landscape and Townscape		The Port area provides a significant historic landscape, dating back to the mid-19 <sup>th</sup> Century.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		4. Preserve the special & separate characteristics of historic settlements?		□	
Category 1: Significant Constraints		Grade I Agricultural Land				Adverse impact on Site of Special Scientific Interest (SSSI)		□		5. Assist in the regeneration of the urban area?		□	
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)		□		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.			
		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?		□		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	
						Wildlife Corridor		□		High Impact - significant mitigation required		High Impact - significant mitigation required	
						Would the development of the site impact upon the connectivity of habitats?		Yes		Medium Impact - mitigation required		High Impact - significant mitigation required	

Historic Environment and Culture		Green Infrastructure	
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure	<b>Does the site have any historical or archaeological significance?</b> Site originally formed part of the Town Moor.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The Port forms part of the strategic coastal GI corridor. It provides high quality natural greenspace for the area.
Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>
<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>	<b>Zero/Low Impact - no or minimal mitigation required</b>
<b>Medium Impact - mitigation required</b>	<input checked="" type="checkbox"/>	<b>High Impact - significant mitigation required</b>	<b>Medium Impact - mitigation required</b>
<b>High Impact - significant mitigation required</b>	<input checked="" type="checkbox"/>	<b>High Impact - significant mitigation required</b>	<b>High Impact - significant mitigation required</b>
<b>Flooding</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		<b>Infrastructure and Services</b> Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	
Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of 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"/>	Traffic impact assessment required. Heavy goods rail line reopened. Access to strategic road network for goods delivered to Port. Access to be provided via main vehicular entrance to Port. Phase 5 of Sunderland Strategic Transport Corridor will improve highway access to south.	<b>Zero/Low Impact - no or minimal mitigation required</b>
<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>	<b>Medium Impact - mitigation required</b>
<b>High Impact - significant mitigation required</b>	<input checked="" type="checkbox"/>	<b>High Impact - significant mitigation required</b>	<b>High Impact - significant mitigation required</b>
<b>Ground Conditions &amp; Contamination</b>			
<b>Site Topography</b> Predominantly Flat  Gentle Slope  Undulating  Steep Slope	<input checked="" type="checkbox"/>	<b>Suitability and Deliverability</b> What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment
Site lies within an HSE Outer blast zone (and the southern part within a middle blast zone), relating to the port's petroleum depot. Probable contamination from previous industrial uses.		<b>Site Appraisal Conclusion</b> <b>Needs further policy consideration but likely to be retained for employment uses</b>	
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)	<input checked="" type="checkbox"/>	<b>Site is considered suitable for development</b>	<b>Site is considered suitable for development</b>
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	<b>Site is considered potentially suitable for development</b>	<input checked="" type="checkbox"/>
<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>	<b>Site is not considered suitable for development</b>












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






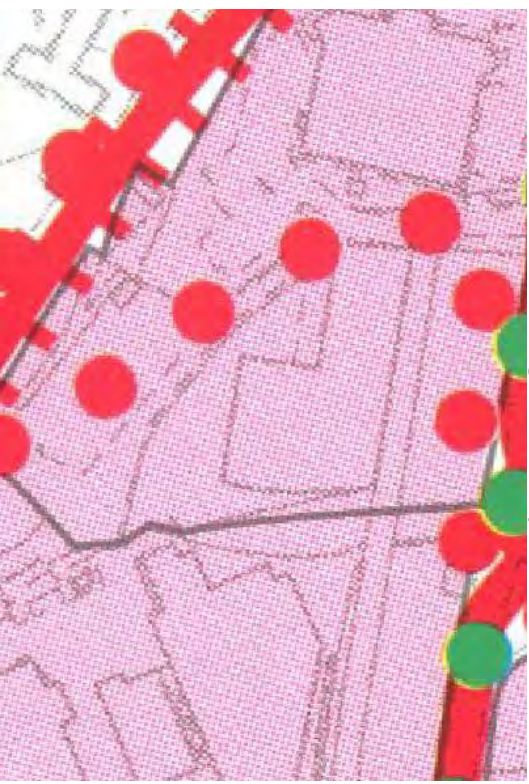
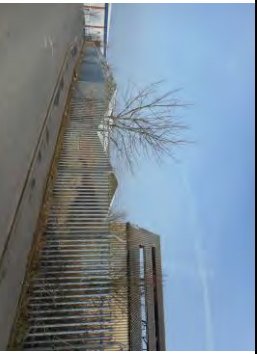

Historic Environment and Culture			Green Infrastructure		
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological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







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








<b>SLR Ref: 774</b>		<b>Site Area: 0.56ha</b>		<b>Site Location: Lisburn Traingle, Lisburn Terrace, Pallion, Sunderland</b>		<b>YES</b> <input type="checkbox"/>		<b>Brownfield %</b>		<b>100</b>		<b>Greenfield %</b>		<b>0</b>			
<b>SHLAA Ref:</b>						<b>NO</b> <input checked="" type="checkbox"/>		<b>Urban?</b>		<b>Urban fringe?</b>		<b>Open countryside?</b>					
<b>Present Land Use: Vacant employment land</b>		<b>Adjacent Uses: Employment, housing</b>		<b>Site appraised for: Employment land</b>		<b>Is the site in the Green Belt?</b>		<b>YES</b> <input type="checkbox"/>		<b>Would development on this site impact upon the five purposes of the Green Belt?</b>		<b>Impact</b>		<b>No impact</b>			
<b>Site Photos</b>				<b>UDP Designations Map</b>				<b>Alteration No.2 Designations Map</b>				1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging ofShiney Row with Washington, Chester-le-Street and Bournmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
				<b>Key Designations:</b> UDP SA1.2 Existing employment site		<b>Adjacent Designations:</b>		<b>Cumulative Impact</b>									
						<ul style="list-style-type: none"> <li>Employment land</li> <li>Housing</li> </ul>		<ul style="list-style-type: none"> <li>Subject to Habitats Regulations Assessment</li> </ul>									
<b>Landscape and Townscape</b>																	
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land		No significant issues identified.				<b>Category 1: Significant Constraints</b>		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		<input checked="" type="checkbox"/>		Site lies within 6km of the coastal wildlife corridor, and is therefore subject to Habitat Regulations Assessment (HRA).			
		Ancient Woodland						<b>Category 1: Significant Constraints</b>		Adverse impact on Site of Special Scientific Interest (SSSI)							
								<b>Category 2: Constraints</b>		Adverse impact on Local Nature Reserve (LNR)							
		Area of High Landscape Value or Significance				Adverse impact on Local Wildlife Site (LWS)											
		Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?											
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Geodiversity Site (LGS)											
		Area of Significant Historic Landscape				Are there any known UK protected species/habitats on or adjacent to the site?											
						Wildlife Corridor											
						Would the development of the site impact upon the connectivity of habitats?		No.									
						<b>Zero/Low Impact - no or minimal mitigation required</b>		<input checked="" type="checkbox"/>		<b>Zero/Low Impact - no or minimal mitigation required</b>		<b>Medium Impact - mitigation required</b>		<b>High Impact - significant mitigation required</b>			

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



<b>SLR Ref: 777</b>		<b>Site Area: 0.91ha</b>		<b>Site Location: Hendon Industrial Estate, Plot 8, Commercial Rd, Sunderland</b>		<b>Is the site in the Green Belt?</b>		<b>YES</b> <input type="checkbox"/>		<b>NO</b> <input checked="" type="checkbox"/>		<b>Brownfield %</b>		<b>100</b>		<b>Greenfield %</b>		<b>0</b>							
<b>SHLAA Ref:</b>												<b>Urban?</b>		<input checked="" type="checkbox"/>		<b>Urban fringe?</b>		<input type="checkbox"/>							
<b>Present Land Use: Vacant employment land</b>												<b>Would development on this site impact upon the five purposes of the Green Belt?</b>		<input type="checkbox"/>		<b>Impact</b>		<input type="checkbox"/>							
<b>Adjacent Uses: Employment</b>														<input type="checkbox"/>		<b>No impact</b>		<input type="checkbox"/>							
<b>Site Photos</b>				<b>Site appraised for:</b> Employment land				<b>Is the site in a Settlement Break?</b>				<b>YES</b> <input type="checkbox"/>				<b>NO</b> <input checked="" type="checkbox"/>									
				<b>UDP Designations Map</b>				<b>UDP Designations:</b> UDP SA1.3 Employment areas to be retained CN23 Wildlife Corridors				<b>Adjacent Designations:</b> • Employment land				<b>Cumulative Impacts</b> • Subject to Habitats Regulations Assessment									
				<b>UDP Designations Map</b>																					
<b>Landscapes and Townscape</b>																									
<b>Category 1: Significant Constraints</b>		Grade I Agricultural Land																							
		Ancient Woodland																							
<b>Category 2: Constraints</b>		Area of High Landscape Value or Significance																							
		Tree Preservation Order (TPO)																							
		Grade 2 or 3a Agricultural Land																							
		Area of Significant Historic Landscape																							

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


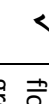


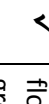


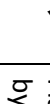







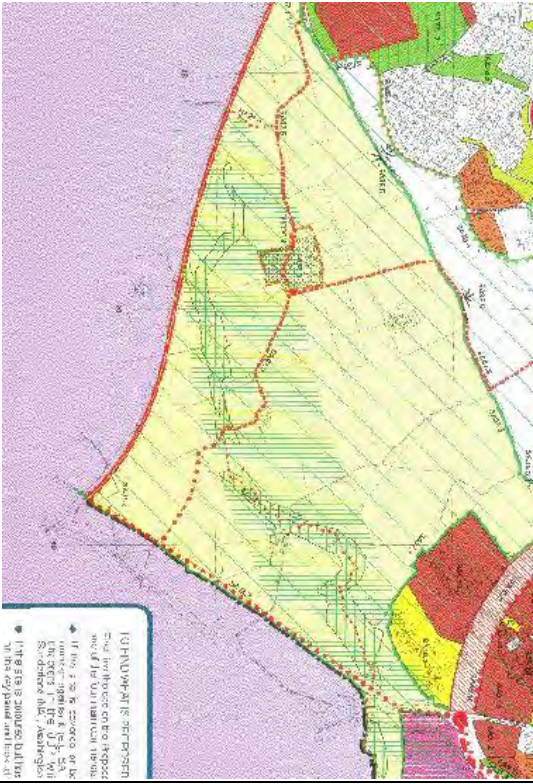
Historic Environment and Culture				Green Infrastructure						
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or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



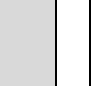







Historic Environment and Culture				Green Infrastructure			
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure		<b>Does the site have any historical or archaeological significance?</b>  Local archaeological significance.		<b>Category 1: Significant Constraints</b>  Historic Park or Garden (EH List)  Village Green  Cemetery / Churchyard		The site forms a central part of a strategic Green Infrastructure corridor linking the coast inland towards Houghton and Hetton.	
	<b>Category 2: Constraints</b>  Grade II listed Building/Structure  Conservation Area  Archaeological Site (Known & potential)						
<b>Flooding</b>				<b>Infrastructure and Services</b>			
<b>Category 1: Significant Constraints</b>  Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		A small part of the site is affected by 1:30 incidence surface water flooding. Flood Risk Zones affect the Dene. Low incidence potential of groundwater flooding.		Is there road capacity for site traffic generation?			
	<b>Category 2: Constraints</b>  Flood Risk Zone 2(Medium Vulnerability)  Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area  Source Protection Zone				Is there water and sewerage capacity for site requirements?  Is there education/community/health facility capacity for site requirements?  What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>			
<b>Site Topography</b>  Predominantly Flat  Gentle Slope  Undulating  Steep Slope		Flat plateau with incised dene. The western part of the site is affected by the alignment of a major gas pipeline.		What is considered suitable on the site?	Agriculture		
	<b>Category 1: Significant Constraints</b>  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?		
<b>Category 2: Constraints</b>  HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				<b>Site Appraisal Conclusion</b>  <b>Site forms part of the Green Belt.</b>			
		<b>Zero/Low Impact - no or minimal mitigation required</b>				<b>Zero/Low Impact - no or minimal mitigation required</b>	
		<b>Medium Impact - mitigation required</b>				<b>Medium Impact - mitigation required</b>	
		<b>High Impact – significant mitigation required</b>				<b>High Impact – significant mitigation required</b>	



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

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





Historic Environment and Culture				Green Infrastructure				
<b>Category 1: Significant Constraints</b> Scheduled Ancient Monument (+ 50m buffer zone if not designated)  World Heritage Site & Setting (+ candidate)  Grade I/Grade II* Listed Building/Structure			<b>Does the site have any historical or archaeological significance?</b> Local archaeological significance.	<b>Category 1: Significant Constraints</b> Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			The site forms a Green Infrastructure corridor linking the coast to the Tunstall Hills and Silksworth. National Cycle Route No.1 passes through the site. Football pitches are provided west of Black Road, and Rugby is provided for to the east of Ryhope Road.	
<b>Category 2: Constraints</b> Grade II listed Building/Structure Conservation Area			<b>Zero/Low Impact - no or minimal mitigation required</b> ✓	<b>Category 2: Constraints</b> Public Open Space/Playing Field/Play Area Natural greenspace Allotment			<b>Zero/Low Impact - no or minimal mitigation required</b>	
	Archaeological Site (Known & potential)	✓			<b>Medium Impact - mitigation required</b>	Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor		✓
<b>Flooding</b>				<b>Infrastructure and Services</b>				
<b>Category 1: Significant Constraints</b> Flood Risk Zone 3B (Functional Floodplain)  Flood Risk Zone 3A (High Vulnerability)		Part of the area is affected by 1:30 incidence surface water flooding. Lower incidence potential of groundwater flooding.	<b>Zero/Low Impact - no or minimal mitigation required</b>	Is there road capacity for site traffic generation?		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>High Impact - significant mitigation required</b>	
					Is there water and sewerage capacity for site requirements?			
<b>Category 2: Constraints</b> Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding  Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b> ✓	Is there education/community/health facility capacity for site requirements?		<b>Zero/Low Impact - no or minimal mitigation required</b>	
					✓	What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		
					1%			
					2%			
					20%			
<b>Ground Conditions &amp; Contamination</b>				<b>Suitability and Deliverability</b>				
<b>Site Topography</b> Predominantly Flat  Gentle Slope Undulating Steep Slope		Previous industrial use, contaminants could be present. Part of the land to the east of Ryhope Road is a Coal Referral Area.	<b>Zero/Low Impact - no or minimal mitigation required</b>	What is considered suitable on the site?	Agriculture / sports pitches / allotments	<b>Medium Impact - mitigation required</b>	<b>High Impact - significant mitigation required</b>	
				✓	How many homes could be provided?			
					How many jobs could the site provide for?			
<b>Category 1: Significant Constraints</b> Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				<b>Site Appraisal Conclusion</b> <b>Not suitable for development, forms a significant area of Settlement Break</b>				
<b>Category 2: Constraints</b> HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b> ✓	<b>Site is considered suitable for development</b>				
				✓	<b>Site is considered potentially suitable for development</b>			
				✓	<b>Site is not considered suitable for development</b> ✓			





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