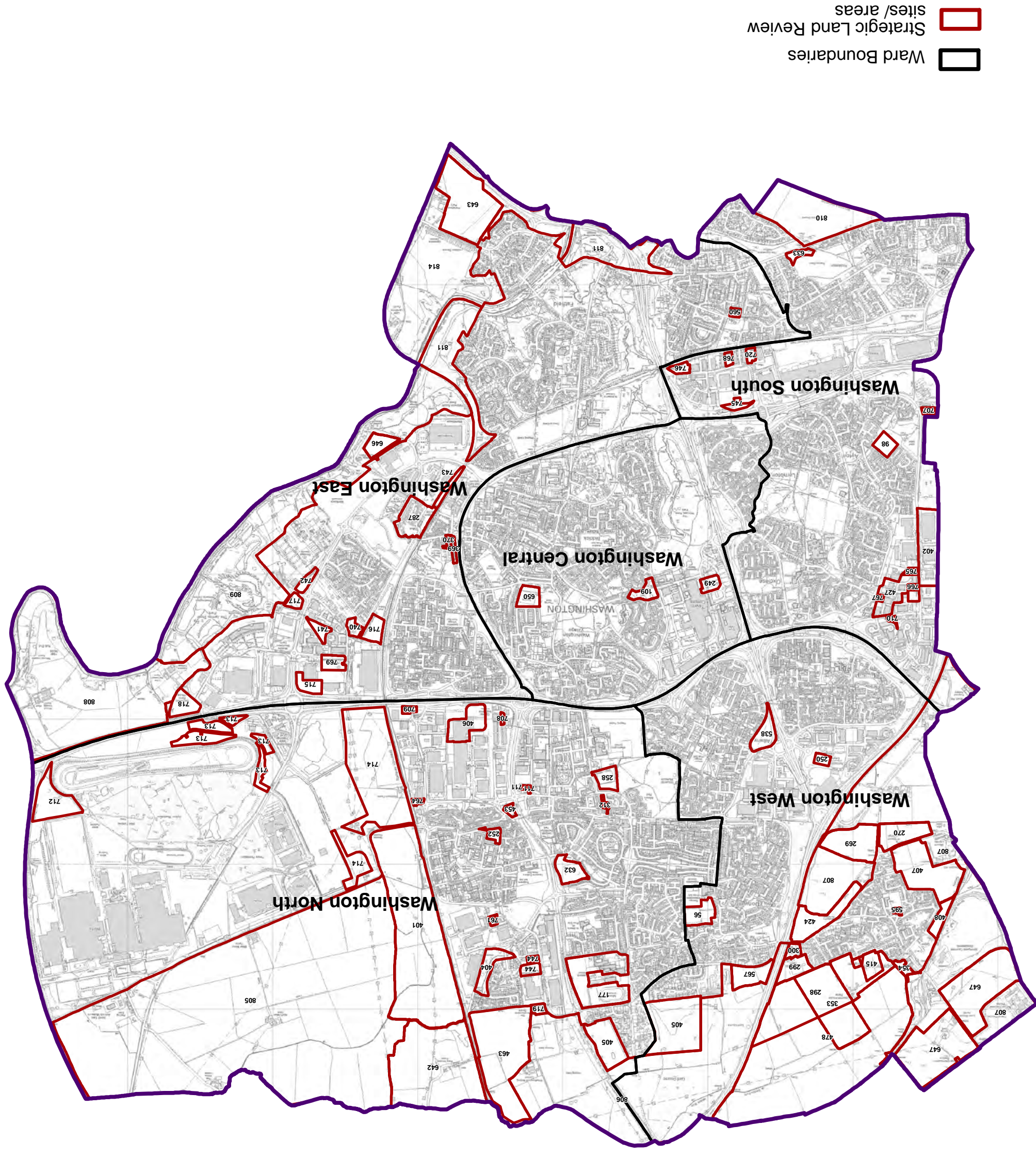


Strategic Land
Review

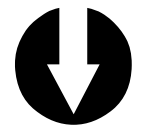
Washington

May 2016

Strategic Land Review 2016 Washington










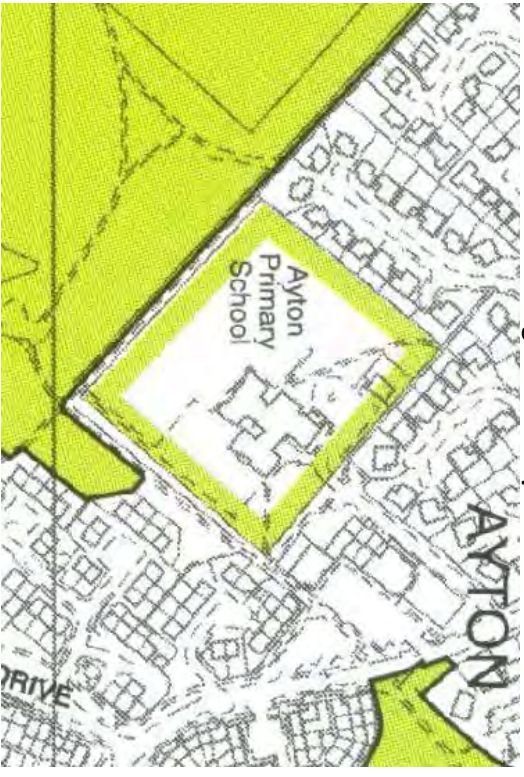


- Ward Boundaries
- Strategic Land Review sites/ areas


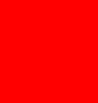
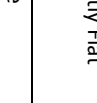
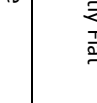



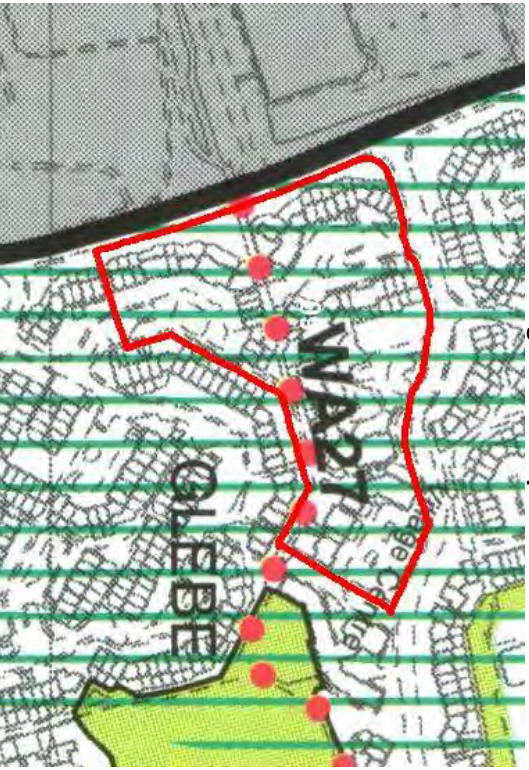

0 180 360 720 1,080 1,440 Meters



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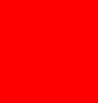
Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site presently forms natural greenspace.			
				Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Known groundwater flooding into adjacent properties from site.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			Access from southern boundary. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	
			Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required		High Impact - significant mitigation required 
Ground Conditions & Contamination							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Site is stepped, with 2 flat plateaus.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?			Residential 65 30dpha	
			Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required		High Impact - significant mitigation required
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Site Appraisal Conclusion Suitable for development, subject of previous applications					Site is considered suitable for development 	



SLR Ref:		Site Area: 1.58ha		Site Location: Site of former Ayton School, Washington		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0					
SHLAA Ref: 98												Urban?		<input checked="" type="checkbox"/>		Urban fringe?		<input type="checkbox"/>		Open countryside?		<input type="checkbox"/>	
Present Land Use: Vacant land				Adjacent Uses: Housing and greenspace				Site appraised for: Residential				Green Belt Separation				Would development on this site impact upon the five purposes of the Green Belt?							
Site Photos								Designations Map								1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>							
								Key Designations: UDP L7 School playing fields				Adjacent Designations:				2. Safeguard the countryside from further encroachment? <input type="checkbox"/>							
												• Residential				3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/>							
												• Greenspace				4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>							
												• School capacity				5. Assist in the regeneration of the urban area? <input type="checkbox"/>							
																Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. <input type="checkbox"/>							
Landscape and Townscape				Grade 1 Agricultural Land				No significant issues identified.				Biodiversity				Site provides ground for breeding birds and foraging.							
Category 1: Significant Constraints				Ancient Woodland								Category 1: Significant Constraints				Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))							
												Adverse impact on Site of Special Scientific Interest (SSSI)											
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				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>				Adverse impact on Local Geodiversity Site (LGS)											
								Medium Impact - mitigation required				Are there any known UK protected species/habitats on or adjacent to the site?											
								High Impact - significant mitigation required				Wildlife Corridor											
												Would the development of the site impact upon the connectivity of habitats?				No. <input type="checkbox"/>							
																Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>							
																Medium Impact - mitigation required							
																High Impact - significant mitigation required							

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.	
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Known groundwater flooding affecting Martin Close. 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 	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity 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 considered in development brief. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.
Ground Conditions & Contamination							
Site Topography	Predominantly Flat	The site lies within a Coal Referral Area.	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required	Suitability and Deliverability	
	Gentle Slope Undulating Steep Slope					What is considered suitable on the site? Residential How many homes could be provided? 40 How many jobs could the site provide for? 28dpha	Site is considered suitable for development 
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required	Site Appraisal Conclusion		
	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required	Site Appraisal Conclusion		
Category 2: Constraints	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required	Site Appraisal Conclusion		


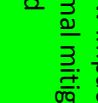
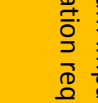
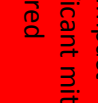
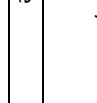
SLR Ref: SHLAA Ref: 109		Site Area: 1.62ha		Site Location: Glebe Village, Washington		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0			
Present Land Use: Vacant land and greenspace Adjacent Uses: Housing and health centre				Site appraised for: Residential				Green Belt Separation				Urban?		Urban fringe?		Open countryside?			
								<p>Key Designations:</p> <ul style="list-style-type: none"> UDP EN10 White Land CN23 Wildlife Corridors <p>Adjacent Designations:</p> <ul style="list-style-type: none"> Residential Health Centre Retail 				<p>Cumulative Impacts</p> <ul style="list-style-type: none"> Within Critical Drainage Area School capacity 		<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/></p> <p>4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>		<p>Impact</p>		<p>No impact</p>	
<p>Site Photos</p> 				<p>Key Designations:</p> <ul style="list-style-type: none"> UDP EN10 White Land CN23 Wildlife Corridors <p>Adjacent Designations:</p> <ul style="list-style-type: none"> Residential Health Centre Retail 				<p>Cumulative Impacts</p> <ul style="list-style-type: none"> Within Critical Drainage Area School capacity 				<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/></p> <p>4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>		<p>Impact</p>		<p>No impact</p>			
Landscape and Townscape																			
<p>Category 1: Significant Constraints</p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</p>				<p>No significant issues identified.</p>				<p>Category 1: Significant Constraints</p> <p>Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site?</p> <p>✓</p>				<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>No.</p>		<p>Zero/Low Impact - no or minimal mitigation required</p> <p>✓</p>		<p>Medium Impact - mitigation required</p>		<p>High Impact - significant mitigation required</p>	
<p>Category 2: Constraints</p> <p>Area of High Landscape Value or Significance</p> <p>Tree Preservation Order (TPO)</p> <p>Grade 2 or 3a Agricultural Land</p> <p>Area of Significant Historic Landscape</p>				<p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p>				<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>No.</p>		<p>Zero/Low Impact - no or minimal mitigation required</p> <p>✓</p>		<p>Medium Impact - mitigation required</p>		<p>High Impact - significant mitigation required</p>					
<p>The site lies in proximity to ponds and a Local Wildlife Site.</p>																			



SLR Ref: SHLAA Ref: 177		Site Area: 11.39ha		Site Location: Former Usworth Comprehensive School, Washington		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		50		Greenfield %		50					
Present Land Use: Greenspace and 6 th Form College Adjacent Uses: Housing				Site appraised for: Residential				Green Belt Separation				Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>					
Site Photos 				Designations Map 				Cumulative Impacts <ul style="list-style-type: none"> School capacity 				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>		2. Safeguard the countryside from further encroachment? <input type="checkbox"/>		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/>		4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>		5. Assist in the regeneration of the urban area? <input type="checkbox"/>	
Key Designations: UDP L7 School playing fields				Adjacent Designations: <ul style="list-style-type: none"> Residential Employment land 				Biodiversity				Urban? <input checked="" type="checkbox"/>		Urban fringe? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>					
Landscape and Townscape				No significant issues identified.				Category 1: Significant Constraints				The site forms part of a wildlife corridor and is within proximity to ponds and water voles.									
Category 1: Significant Constraints				Grade I Agricultural Land				Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				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"/>					
				Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required <input type="checkbox"/>		High Impact - significant mitigation required <input type="checkbox"/>					
Category 2: Constraints				Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)				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"/>					
				Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site? <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"/>					
				Grade 2 or 3a Agricultural Land				Are there any known UK protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required <input type="checkbox"/>		High Impact - significant mitigation required <input type="checkbox"/>					
				Area of Significant Historic Landscape				Wildlife Corridor <input checked="" type="checkbox"/>				Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required <input type="checkbox"/>		High Impact - significant mitigation required <input type="checkbox"/>					
								Adverse impact on Local Wildlife Site (LWS)				Would the development of the site impact upon the connectivity of habitats? <input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required <input type="checkbox"/>		High Impact - significant mitigation required <input type="checkbox"/>			
								Adverse impact on Local Geodiversity Site (LGS)				Yes, links to the north.		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required <input type="checkbox"/>		High Impact - significant mitigation required <input type="checkbox"/>			



Historic Environment and Culture				Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site forms part of a north-south Green Infrastructure alongside the A195, and forms playing fields/amenity greenspace.				
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Category 1: Significant Constraints Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Category 2: Constraints Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access to be determined. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.						
Flooding				Infrastructure and Services						
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Category 1: Significant Constraints Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Category 2: Constraints Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access to be determined. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.						
Ground Conditions & Contamination				Suitability and Deliverability						
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Site Appraisal Conclusion Site considered suitable for development	What is considered suitable on the site? Residential How many homes could be provided? 200 How many jobs could the site provide for? 23dpha	Site is considered suitable for development 	Site is considered potentially suitable for development 	Site is not considered suitable for development 			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope				Site Appraisal Conclusion Site considered suitable for development						
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site Appraisal Conclusion Site considered suitable for development						
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Site considered suitable for development						

SLR Ref: SHLAA Ref: 249		Site Area: 1.20ha		Site Location: Galleries car park adjacent to Asda, Washington		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0									
Present Land Use: Car parking Adjacent Uses: Retail, car park		Site Photos 		Site appraised for: Residential		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <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.		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		Impact <input type="checkbox"/>		No impact <input type="checkbox"/>							
Designations Map 		Key Designations: UDP WA34.1 New retail / commercial development S11 Main shopping area T23 Multiple parking		Adjacent Designations: • Retail • Offices • Car parking		Cumulative Impacts • Within Critical Drainage Area • School capacity		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							
Landscape and Townscape		No significant issues identified.		Biodiversity		Site lies in proximity to ponds.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required							
Category 1: Significant Constraints		Grade I Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor					
Category 2: Constraints		Area of High Landscape Value or Significance		Category 2: Significant Constraints		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		No.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		No.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		No.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
		Area of Significant Historic Landscape				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		No.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			



Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		No significant issues identified.		
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
Flooding			Infrastructure and Services					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Does the site have any historical or archaeological significance? No.	The site lies within a Critical Drainage Area, and the eastern part of the site is affected by 1:100 incidence surface water flooding. Medium incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Highly accessible location.	Provides parking for Asda and adjacent uses. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography	Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	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?	Mixed use. 30 28dpha	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site Appraisal Conclusion Existing Galleries car park. Land ownership issues. Part of mixed use site. Not considered suitable for development.				

Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.			
				Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required
Flooding			Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site lies within a Critical Drainage Area. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access to be determined, does not appear possible.			
				Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact - significant mitigation required 
Ground Conditions & Contamination			Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	The site lies within a Coal Referral Area.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Retail 20 30dppha			
				Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Site Appraisal Conclusion Site was given permission in 2015 for food store. Not suitable for residential development.						



Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site provides existing amenity greenspace.
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Pedestrian desire line across the site, potential stopping up required and / or incorporate into the site layout. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.
Ground Conditions & Contamination					
Site Topography	Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	Suitability and Deliverability		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Open space / residential 20 30dppha	Site is considered suitable for development Site is considered potentially suitable for development  Site is not considered suitable for development
Category 2: Constraints			Site Appraisal Conclusion		
Potentially suitable for development. 			Potentially suitable for development.		

SLR Ref: SHLAA Ref: 258		Site Area: 2.05ha		Site Location: Washington FC ground and part of Albany Park, Washington		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		Greenfield %		100					
Present Land Use: Outdoor sport and greenspace Adjacent Uses: Parkland, housing and school		Site Photos 		Site appraised for: Residential		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		Impact <input type="checkbox"/>		No impact <input type="checkbox"/>	
Designations Map 		Key Designations: UDP L1/7/9 Open space CN23 Wildlife corridors		Adjacent Designations: <ul style="list-style-type: none">• Parkland• Residential• School		Cumulative Impacts <ul style="list-style-type: none">• School capacity		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	
Landscape and Townscape		No significant issues identified.		Biodiversity		The site forms part of Albany Park, which supports a wildlife corridor through north Washington. Evidence of priority species in the area.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Category 1: Significant Constraints		Grade 1 Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)	
Category 2: Constraints		Area of High Landscape Value or Significance		Category 2: Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		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?		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor	
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor	
		Area of Significant Historic Landscape				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor	
		Zero/Low Impact - no or minimal mitigation required				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor	
		Medium Impact - mitigation required				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor	
		High Impact - significant mitigation required				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor	
		Zero/Low Impact - no or minimal mitigation required				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor	
		Medium Impact - mitigation required				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor	
		High Impact - significant mitigation required				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor		Wildlife Corridor	


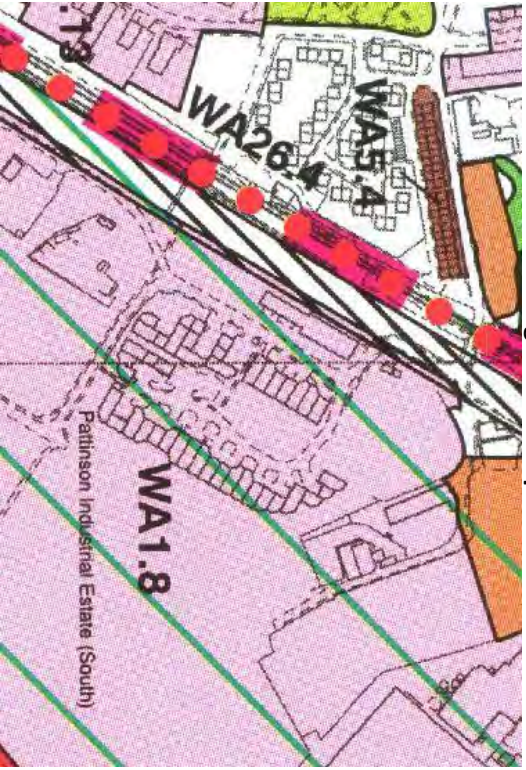
Historic Environment and Culture				Green Infrastructure										
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Minor archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site provides a Northern League standard football ground and also provides formal parkland (part of Albany Park). The site supports the Green Infrastructure corridor through Albany Park.	Category 1: Significant Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 2: Constraints Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	
														Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
Flooding														
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Part of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Infrastructure and Services		Is there road capacity for site traffic generation?		Access from the south.	The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
		Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Good access- close proximity to Concord.											
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Suitability and Deliverability				Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
				What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Open space /residential 70 45dpha									
Ground Conditions & Contamination														
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	Site Appraisal Conclusion				Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	<input checked="" type="checkbox"/>	Potentially suitable for development, provided that significant constraints can be overcome.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<input checked="" type="checkbox"/>
		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)											
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)														
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)														

SLR Ref: SHLAA Ref: 269		Site Area: 7.53ha		Site Location: Blue House Fields, Springwell Road, Springwell Village, Washington		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield %		Greenfield %		100		Open countryside?		<input checked="" type="checkbox"/>																							
Present Land Use: Agriculture and road Adjacent Uses: Agriculture and road				Site appraised for: Residential				Green Belt Separation In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore it forms part of the strategic green infrastructure and wildlife corridor between Gateshead, Springwell and Washington, and Coalfield Ridge landscape, with emerging views to the south and southeast.																																	
Site Photos 				Designations Map 				Cumulative Impacts <ul style="list-style-type: none"> • Within Critical Drainage Area • School capacity 																																	
Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest WA20.3 Viewpoint				Adjacent Designations: <ul style="list-style-type: none"> • Agriculture • Motorway • Residential 				Biodiversity <table border="1"> <tr> <td>Category 1: Significant Constraints</td> <td>Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Site of Special Scientific Interest (SSSI)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Nature Reserve (LNR)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known European protected species/habitats on or adjacent to the site?</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Category 2: Constraints</td> <td>Adverse impact on Local Wildlife Site (LWS)</td> <td></td> </tr> <tr> <td></td> <td>Adverse impact on Local Geodiversity Site (LGS)</td> <td></td> </tr> <tr> <td></td> <td>Are there any known UK protected species/habitats on or adjacent to the site?</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Wildlife Corridor</td> <td><input checked="" type="checkbox"/></td> </tr> </table>										Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))			Adverse impact on Site of Special Scientific Interest (SSSI)			Adverse impact on Local Nature Reserve (LNR)			Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>	Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)			Adverse impact on Local Geodiversity Site (LGS)			Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>		Wildlife Corridor	<input checked="" type="checkbox"/>
Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))																																								
	Adverse impact on Site of Special Scientific Interest (SSSI)																																								
	Adverse impact on Local Nature Reserve (LNR)																																								
	Are there any known European protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>																																							
Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS)																																								
	Adverse impact on Local Geodiversity Site (LGS)																																								
	Are there any known UK protected species/habitats on or adjacent to the site?	<input checked="" type="checkbox"/>																																							
	Wildlife Corridor	<input checked="" type="checkbox"/>																																							
Landscape and Townscape				The sandstone vernacular of the village and the prominent views lend weight to this area being of higher landscape value. The site is subject to Tree Preservation Orders. Agricultural land quality not known.																																					
Category 1: Significant Constraints				Grade I Agricultural Land																																					
				Ancient Woodland																																					
				Area of High Landscape Value or Significance				<input checked="" type="checkbox"/>																																	
				Tree Preservation Order (TPO)				<input checked="" type="checkbox"/>																																	
				Grade 2 or 3a Agricultural Land				?																																	
				Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required																																	
								Medium Impact - mitigation required				High Impact - significant mitigation required				<input checked="" type="checkbox"/>																									
								Would the development of the site impact upon the connectivity of habitats?				Yes				<input checked="" type="checkbox"/>																									
								Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required																									
				The site forms part of a wildlife corridor between Springwell Village and Washington. Evidence of priority species on and in vicinity of site.																																					
								Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required																									
												<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>																									

Historic Environment and Culture			Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? Site is located just outside the historic Springwell Village, a proposed Conservation Area.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/>	The site would involve the full width of the Green Infrastructure corridor that runs north-south between Springwell Village and Washington. A Public Right of Way follows the northern boundary of the site.			
						Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from local health and day-to-day facilities.					
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required			
						Green Infrastructure Access possible from western boundary with mitigation. Remote from local facilities.		
						Infrastructure and Services The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.		
						Green Infrastructure The site is considered suitable for development		
Ground Conditions & Contamination			Suitability and Deliverability					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/> <input type="checkbox"/>	No significant issues identified.	What is considered suitable on the site? Agriculture					
			How many homes could be provided? 115					
			How many jobs could the site provide for? 20dppha					
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Site Appraisal Conclusion Site forms part of the Green Belt.					
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site is considered suitable for development					
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site is considered potentially suitable for development					
Category 2: Constraints HSE COMAH 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: SHLAA Ref: 270		Site Area: 4.77ha		Site Location: Mount Lodge, Mount Lane, Springwell Village		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield %		Greenfield %		100					
Present Land Use: Agriculture Adjacent Uses: Agriculture				Site appraised for: Residential				Green Belt Separation In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore it forms part of the strategic green infrastructure and wildlife corridor between Gateshead, Springwell and Washington, and Coalfield Ridge landscape, with emerging views to the south and southeast.				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 Sealham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact			
Site Photos 				Designations Map 				Cumulative Impacts <ul style="list-style-type: none">• Within Critical Drainage Area• School capacity				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest				Adjacent Designations: <ul style="list-style-type: none">• Agriculture				Biodiversity Category 1: Significant Constraints Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/>				The site forms part of a wildlife corridor between Springwell Village, Washington and Gateshead. Proximity to ponds, and evidence of priority species on and in vicinity of site.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Landscape and Townscape Category 1: Significant Constraints Grade 1 Agricultural Land Ancient Woodland				The sandstone vernacular of the village and the prominent views lend weight to this area being of higher landscape value. Agricultural land quality not known.				Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor <input checked="" type="checkbox"/>				Area of High Landscape Value or Significance <input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Category 2: Constraints Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land								Would the development of the site impact upon the connectivity of habitats? Yes, significant impact on corridor. <input checked="" type="checkbox"/>				Area of Significant Historic Landscape <input type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	



Historic Environment and Culture			Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? The site is within the wider landscape setting to the Bowes Railway Scheduled Monument and just outside the edge of the historic Springwell Village, a proposed Conservation Area.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site falls within a Green Infrastructure corridor that links to the south and east of Springwell Village.	
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor Is the proposed development site designated as open space or playing fields?	
Flooding			Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The site partly lies within a Critical Drainage Area and includes an area subject to 1:30 incidence surface water flooding. Known flood issues from ground water / saturated ground.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from local facilities.		Site access to be determined. Remote from local facilities. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required	
Ground Conditions & Contamination			Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	Part of the site has been landfilled.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 72 20dppha	Site is considered suitable for development	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered potentially suitable for development	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓	High Impact – significant mitigation required	Site forms part of the Green Belt.		Site is not considered suitable for development	

SLR Ref: SHLAA Ref: 287		Site Area: 5.26ha		Site Location: Former Cape Insulation Site 1, Pattinson Road, Washington		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0	
Present Land Use: Employment land Adjacent Uses: Railway line, employment, housing		Site Photos 		Site appraised for: Residential		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> <small>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</small>		Impact		No impact		Open countryside?			
Designations Map 		Key Designations: UDP WA1.8 Employment Land CN15 Great North Forest B13 Other Specific Sites and Monuments		Adjacent Designations: • Employment • Former railway • Residential		Cumulative Impact • Within Critical Drainage Area • School capacity											
Landscape and Townscape		Category 1: Significant Constraints Grade 1 Agricultural Land Ancient Woodland		No significant issues identified.		Biodiversity											
Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Adverse impact on European sites (SPA) or Special Area of Conservation (SAC) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		The site lies in proximity to ponds, and there is evidence of priority species in the area.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
				Medium Impact - mitigation required		Would the development of the site impact upon the connectivity of habitats? No.				Medium Impact - mitigation required		High Impact - significant mitigation required					

Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Site of former chemical works, and beside former Washington (railway) station.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site includes a proportion of amenity greenspaces and informal natural greenspaces, associated with the existing industrial estate.	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
Flooding				Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site lies within a Critical Drainage Area and is partly affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access to be determined. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	
								Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment land. 80 20dppha	Site Appraisal Conclusion	<input checked="" type="checkbox"/>	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development Residential
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				<input checked="" type="checkbox"/>				

SLR Ref: SHLAA Ref: 298	Site Area: 26.91ha	Site Location: Land at Usworth House Farm, Springwell Village, Washington	Is the site in the Green Belt?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Brownfield %	0	Greenfield %	100	Open countryside?	<input checked="" type="checkbox"/>
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Present Land Use: Agriculture Adjacent Uses: Housing and agriculture	Site appraised for: Residential	Green Belt Separation In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms part of the strategic green infrastructure and wildlife corridor between Gateshead and Springwell, and Coalfield Ridge landscape. It lies close to the Bowes Railway Scheduled Ancient Monument and the Grade 2 listed Pearreth Hall Farm.	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 Sealham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.	Impact	No impact
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Site Photos 	Designations Map 	Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors	Adjacent Designations: <ul style="list-style-type: none"> Residential Agriculture Motorway 	Cumulative Impact <ul style="list-style-type: none"> School capacity 	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
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Landscape and Townscape	Category 1: Significant Constraints Grade 1 Agricultural Land Ancient Woodland	Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land	The sandstone vernacular of the village and the prominent views lend weight to this area being of higher landscape value. The site also includes TPO's. Agricultural land quality not known.	Category 1: Significant Constraints Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? 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	Proximity to ponds, and there is evidence of priority species on the site. The site forms part of a regionally significant wildlife corridor along the northern edge of the city.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
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Category 1: Significant Constraints	Category 2: Constraints	Category 1: Significant Constraints	Category 2: Constraints	Category 1: Significant Constraints	Category 2: Constraints	Category 1: Significant Constraints	Category 2: Constraints
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Category 1: Significant Constraints	Category 2: Constraints	Category 1: Significant Constraints	Category 2: Constraints	Category 1: Significant Constraints	Category 2: Constraints	Category 1: Significant Constraints	Category 2: Constraints
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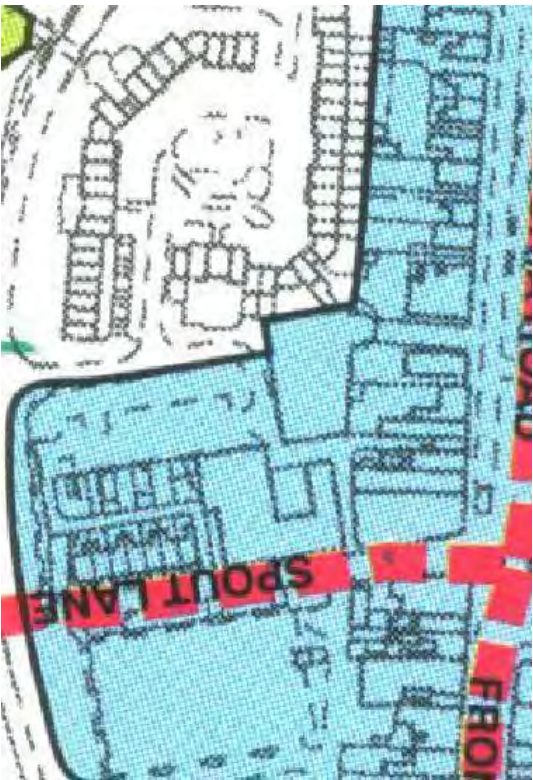
Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? The site is within the wider landscape setting to the Bowes Railway Scheduled Monument and just outside the edge of the historic Springwell Village, a proposed Conservation Area.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms part of a Green Infrastructure corridor running between Springwell Village, Gateshead and Washington. A public right of way passes through site.	✓	Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required	Category 1: Significant Constraints Medium Impact - mitigation required	Category 1: Significant Constraints High Impact - significant mitigation required	
	Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)								✓
Flooding									
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Low incidence potential of groundwater flooding.	Infrastructure and Services			Access to be determined. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required	Category 1: Significant Constraints Medium Impact - mitigation required	Category 1: Significant Constraints High Impact - significant mitigation required
	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		✓	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	✓ ✓ ✓				
Ground Conditions & Contamination									
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	Suitability and Deliverability			Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 403 20dpha				✓ ✓
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)									
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)									
Site Appraisal Conclusion Site forms part of the Green Belt.									

SLR Ref: SHLAA Ref: 299		Site Area: 2.83ha		Site Location: Pearreth Hall Farm, Pearreth Hall, Springwell Village, Washington		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield %		20		Greenfield %		80			
Present Land Use: House and gardens		Adjacent Uses: Housing, agriculture, road		Site appraised for: Residential		Green Belt Separation		In terms of core Green Belt purpose, this area helps to prevent urban areas from merging. It forms part of a narrow green infrastructure corridor alongside the A194(M), separating Springwell Village from Washington. However, this corridor was effectively closed when a place of worship was built at the site entrance to Pearreth Hall Road, which extends the built area from Springwell Village to the motorway cutting and edge of High Usworth.		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 checked="" type="checkbox"/>			
Site Photos				Designations Map				Springwell Village was excluded from the Green Belt in the UDP so that stringent controls to development within its boundaries would be avoided, enabling change appropriate to its size. The listed property and enclosed grounds of Usworth House form part of that urban area, and offer limited support towards checking urban sprawl and countryside encroachment, and supporting connecting corridors.		2. Safeguard the countryside from further encroachment?		<input type="checkbox"/>		<input checked="" type="checkbox"/>		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Sealham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?		<input checked="" type="checkbox"/>	
Key Designations:		UDP CN2/3/4/5 Green Belt CN15 Great North Forest		Adjacent Designations:		<ul style="list-style-type: none"> Residential Agriculture Motorway 		Cumulative Impacts		4. Preserve the special & separate characteristics of historic settlements?		<input checked="" type="checkbox"/>		<input type="checkbox"/>		5. Assist in the regeneration of the urban area?		<input type="checkbox"/>	
Landscapes and Townscape		Grade 1 Agricultural Land		Ancient Woodland		The site includes Usworth House and grounds (which pre-dates Springwell Village), and the area is considered to be of higher landscape value. The grounds of the house contain TPO's.		Biodiversity		The site forms part of a narrow wildlife corridor following the edge of the A194(M). Evidence of priority species in the area.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
Category 1: Significant Constraints		Grade 1 Agricultural Land						Category 1: Significant Constraints		Adverse impact on European sites [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]		<input type="checkbox"/>		Adverse impact on Site of Special Scientific Interest (SSSI)		<input type="checkbox"/>			
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)				Adverse impact on Local Nature Reserve (LNR)		<input type="checkbox"/>		Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>		Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>	
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Wildlife Site (LWS)		<input type="checkbox"/>		Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>		Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>	
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)		<input type="checkbox"/>		Wildlife Corridor		<input checked="" type="checkbox"/>		Would the development of the site impact upon the connectivity of habitats?		Yes, though the corridor is limited by development at Pearreth Hall Road. <input checked="" type="checkbox"/>	
		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required													

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? Site includes Grade II listed Usworth Hall. It is also within the wider landscape setting to the Bowes Railway Scheduled Monument and just outside the edge of the historic Springwell Village, a proposed Conservation Area.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of a Green Infrastructure corridor, although this corridor is limited by development at Peareth Hall Road.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
	Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)						
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Low incidence potential of groundwater flooding.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Is there road capacity for site traffic generation?	Access to be determined, may be an issue.	The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.
					Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	House / existing land uses 45 21dpha	Site is considered suitable for development
					Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	
Site forms part of the Green Belt.				Site Appraisal Conclusion			


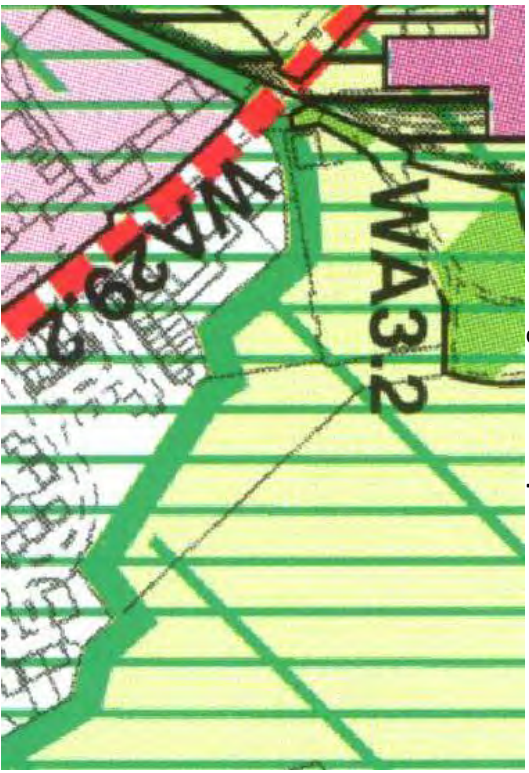
SLR Ref: SHLAA Ref: 300		Site Area: 0.89ha		Site Location: Land at Springwell Trust meeting house, Springwell Village		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield %		100		Greenfield %		0					
Present Land Use: Church meeting hall and car park Adjacent Uses: Housing, pasture land and road				Site appraised for: Residential				Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Sealham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact							
Site Photos 				Designations Map 				Key Designations: UDP CN2/3/4/5 Green Belt EN10 White Land		Adjacent Designations:		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					
Adjacency Designations:				<ul style="list-style-type: none"> Residential Motorway Agriculture 		Cumulative Impact		<ul style="list-style-type: none"> School capacity 		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Adverse impact on Local Geodiversity Site (LGS) Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)		Would the development of the site impact upon the connectivity of habitats? Yes, though the corridor is limited by development at Pearreth Hall Road.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Landscape and Townscape				Category 1: Significant Constraints				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Adverse impact on Local Geodiversity Site (LGS) Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)		Would the development of the site impact upon the connectivity of habitats? Yes, though the corridor is limited by development at Pearreth Hall Road.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Category 2: Constraints				Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)		Would the development of the site impact upon the connectivity of habitats? Yes, though the corridor is limited by development at Pearreth Hall Road.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
Category 1: Significant Constraints				Grade I Agricultural Land Ancient Woodland		Grade I Agricultural Land Ancient Woodland		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Adverse impact on Local Geodiversity Site (LGS) Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)		Would the development of the site impact upon the connectivity of habitats? Yes, though the corridor is limited by development at Pearreth Hall Road.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Category 2: Constraints				Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)		Would the development of the site impact upon the connectivity of habitats? Yes, though the corridor is limited by development at Pearreth Hall Road.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
Category 1: Significant Constraints				Grade I Agricultural Land Ancient Woodland		Grade I Agricultural Land Ancient Woodland		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Adverse impact on Local Geodiversity Site (LGS) Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)		Would the development of the site impact upon the connectivity of habitats? Yes, though the corridor is limited by development at Pearreth Hall Road.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Category 2: Constraints				Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS)		Would the development of the site impact upon the connectivity of habitats? Yes, though the corridor is limited by development at Pearreth Hall Road.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			

Historic Environment and Culture				Green Infrastructure									
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input type="checkbox"/> <input type="checkbox"/>	Does the site have any historical or archaeological significance? Site is in close proximity to the grade II listed Peareth Hall Lodge and is just outside the historic Springwell Village, a proposed Conservation Area.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of a Green Infrastructure corridor, although this corridor is limited by development at Peareth Hall Road.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required						
								Category 2: Constraints Grade II listed Building/Structure Conservation Area	<input checked="" type="checkbox"/>	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
Flooding				Infrastructure and Services									
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/> <input type="checkbox"/>	Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access to be determined, possible contributions required from developer. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required						
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	<input checked="" type="checkbox"/>		
Ground Conditions & Contamination				Suitability and Deliverability									
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/> <input type="checkbox"/>	No significant issues identified.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Church / existing land uses 24 30dpha	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development						
								Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required		
												Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>


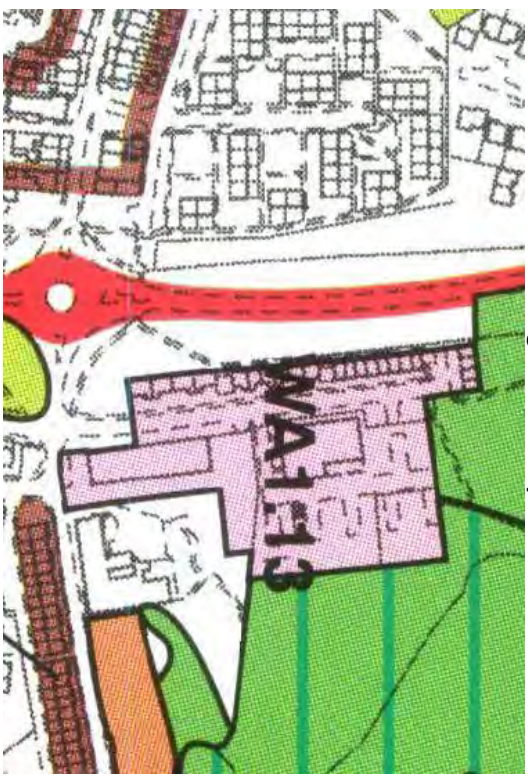
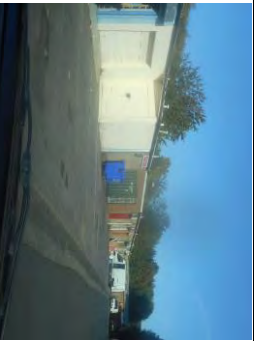

SLR Ref: SHLAA Ref: 312		Site Area: 0.28ha		Site Location: Former Junglerama, Victoria Road, Concord		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0							
Present Land Use: Former cinema building Adjacent Uses: Retail, residential				Site appraised for: Residential				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact											
Site Photos 				Designations Map 				Cumulative Impact															
Key Designations: UDP W47 Concord shopping centre				Adjacent Designations:				<ul style="list-style-type: none"> Retail Residential 		<ul style="list-style-type: none"> School capacity 													
Landscape and Townscape						Biodiversity																	
Category 1: Significant Constraints		Grade I Agricultural Land		Ancient Woodland		No significant issues identified.		Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))													
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?													
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?													
		Area of Significant Historic Landscape				Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		No.													
Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			

Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Minor archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.	Category 1: Significant Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required
	Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)							
Flooding				Infrastructure and Services				
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Highly accessible location.	Access to be determined. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required
	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone							
Ground Conditions & Contamination				Suitability and Deliverability				
Site Topography	Predominantly Flat	No significant issues identified.	What is considered suitable on the site? Residential	How many homes could be provided? 14	How many jobs could the site provide for? Sodpha	Site is considered suitable for development 	Site is considered potentially suitable for development	Site is not considered suitable for development
	Gentle Slope Undulating Steep Slope							
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required 	Category 2: Constraints HSE COMAH 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	Site is not considered suitable for development	Site is not considered suitable for development
	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)							




Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? The site is within the wider landscape setting to the Bowes Railway Scheduled Monument and just outside the edge of the historic Springwell Village, a proposed Conservation Area.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms part of a Green Infrastructure corridor running between Springwell Village, Gateshead and Washington. A public right of way passes along the northern edge of the site.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)						
Category 2: Constraints Grade II listed Building/Structure Conservation Area				Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment			
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from local facilities.			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	Low incidence potential of groundwater flooding.	Access to be determined, may be an issue. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.				
	Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	High Impact – significant mitigation required			
Ground Conditions & Contamination							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.					
	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?					
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact – significant mitigation required	
Category 2: Constraints HSE COMAH 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 Appraisal Conclusion Site forms part of the Green Belt.	
		Site is considered suitable for development		Site is considered potentially suitable for development		Site is not considered suitable for development	

SLR Ref: SHLAA Ref: 354		Site Area: 0.82ha		Site Location: Land at Warren Lea, Springwell Road, Springwell Village.		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield %		Greenfield %		100			
Present Land Use: Pasture Adjacent Uses: Housing and agriculture		Site appraised for: Residential		Green Belt Separation In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms part of the strategic green infrastructure and wildlife corridor between Gateshead and Springwell, and Coalfield Ridge landscape.		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact		Urban?		Urban fringe?		Open countryside?	
Site Photos 		Designations Map 		Key Designations: UDP CN2/3/4/5 Green Belt EN10 White Land CN15 Great North Forest CN23 Wildlife Corridors		Adjacent Designations: • Agriculture • Residential		Cumulative Impacts • School capacity		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		High Impact - significant mitigation required	
Landscape and Townscape				Biodiversity				Would the development of the site impact upon the connectivity of habitats?		Yes, to a limited extent.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Category 1: Significant Constraints		Grade I Agricultural Land Ancient Woodland		The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument, and the prominent views all lend weight to this area being of higher landscape value.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Proximity to ponds and a proposed LWS, and there is evidence of priority species on the site. The site forms the edge of a regionally significant wildlife corridor along the northern edge of the city.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
								Adverse impact on Local Nature Reserve (LNR)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Area of Significant Historic Landscape						Are there any known European protected species/habitats on or adjacent to the site?				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
								Adverse impact on Local Wildlife Site (LWS)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
								Adverse impact on Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
								Are there any known UK protected species/habitats on or adjacent to the site?				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
								Wildlife Corridor				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	




















Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? The site is directly adjacent Bowes Railway Scheduled Ancient Monument and the grade II listed building Red Hill House. Site is within setting of historic Springwell Village, a former Colliery village and proposed Conservation Area.	
	✓	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms the edge of a Green Infrastructure corridor running between Springwell Village and Gateshead. A public right of way passes through site, and the southwest corner of the site acts as amenity greenspace.
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
		Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	Access to be determined. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.
Flooding			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Low incidence potential of groundwater flooding.	
	✓	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	No significant issues identified.	
		Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion Site forms part of the Green Belt.	
Ground Conditions & Contamination		Pasture 25 34dpha	
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development	
		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Site is considered suitable for development	
		Site is not considered suitable for development	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Site is not considered suitable for development	
		Site is not considered suitable for development	


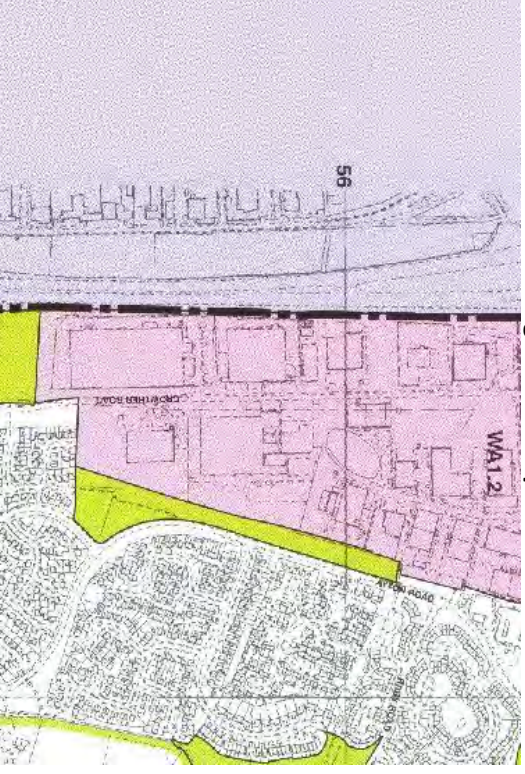
SLR Ref: SHLAA Ref: 369		Site Area: 0.53ha		Site Location: Unit 1-22 Swan (North) Industrial Estate		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0			
Present Land Use: Employment land Adjacent Uses: Road, employment land, greenspace				Site appraised for: Residential				Green Belt Separation				Urban?		Urban fringe?		Open countryside?		No impact	
								<p>Cumulative Impacts</p> <ul style="list-style-type: none"> • Within Critical Drainage Area • School capacity 				Urban? <input checked="" type="checkbox"/>		Urban fringe? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>		No impact <input type="checkbox"/>	
								<p>Key Designations:</p> <ul style="list-style-type: none"> • UDP W41.13 Employment Land 				Urban? <input type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		No impact <input type="checkbox"/>	
<p>Adjacent Designations:</p> <ul style="list-style-type: none"> • Employment land • Greenspace • Woodland/road 				<p>Landscape and Townscape</p> <p>Category 1: Significant Constraints</p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</p>				<p>Biodiversity</p> <p>Category 1: Significant Constraints</p> <p>Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site?</p>				Urban? <input type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		No impact <input type="checkbox"/>	
<p>Category 2: Constraints</p> <p>Area of High Landscape Value or Significance</p> <p>Tree Preservation Order (TPO)</p> <p>Grade 2 or 3a Agricultural Land</p>				<p>Area of Significant Historic Landscape</p>				<p>Category 2: Constraints</p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p>				Urban? <input type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		No impact <input type="checkbox"/>	
<p>Area of Significant Historic Landscape</p>				<p>Zero/Low Impact - no or minimal mitigation required</p>				<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>No.</p>				Urban? <input checked="" type="checkbox"/>		Urban fringe? <input checked="" type="checkbox"/>		Open countryside? <input type="checkbox"/>		No impact <input type="checkbox"/>	
<p>Area of Significant Historic Landscape</p>				<p>Medium Impact - mitigation required</p>				<p>The site lies in proximity to Willow Pond.</p>				Urban? <input type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		No impact <input type="checkbox"/>	
<p>Area of Significant Historic Landscape</p>				<p>High Impact - significant mitigation required</p>				<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>No.</p>				Urban? <input type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		No impact <input type="checkbox"/>	







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

SLR Ref: SHLAA Ref: 370		Site Area: 0.32ha		Site Location: 23 Eddison Road, Swan (North) Industrial Estate, Washington		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0															
Present Land Use: Employment land Adjacent Uses: Employment land				Site Photos 				Site appraised for: Residential				Green Belt Separation																			
				Designations Map 				Key Designations: UDP WA1.13 Employment Land				Adjacent Designations: • Employment land • Residential																			
								Cumulative Impacts • Within Critical Drainage Area • School capacity																							
Landscape and Townscape										Biodiversity																					
Category 1: Significant Constraints		Grade I Agricultural Land		Ancient Woodland		No significant issues identified.						Category 1: Significant Constraints		Adverse impact on European sites (SPA or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?	
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)																											
		Grade 2 or 3a Agricultural Land																													
		Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required						Medium Impact - mitigation required		High Impact - significant mitigation required		Zero/Low Impact - no or minimal mitigation required						Medium Impact - mitigation required		High Impact - significant mitigation required							

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

Historic Environment and Culture			Green Infrastructure										
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? No significant issues identified	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms a significant section of green infrastructure corridor north-south linking Usworth Pond southwards to Severn Houses and Barnston Pond LNR. Specifically, the site contains small portions of natural/semi-natural green space.	Category 2: Constraints Grade II listed Building/Structure Conservation Area	Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required 	Category 2: Constraints Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Is the proposed development site designated as open space or playing fields? Small portion is natural greenspace	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact – significant mitigation required
				Category 2: Constraints Archaeological Site (Known & potential)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required 	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from local facilities.	Primary access from the west, secondary access would need further investigation. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 	
Flooding			Infrastructure and Services										
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Does the site have any historical or archaeological significance? The northern boundary of the site forms the functional floodplain of the Usworth Burn. Parts of the site are subject to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required 	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 625 17dpha	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 	
				Category 2: Constraints Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required 	Site Appraisal Conclusion Site forms part of the Green Belt.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development 		
Ground Conditions & Contamination			Site Appraisal Conclusion										
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Does the site have any historical or archaeological significance? A number of electricity pylons and high voltage line cross the site	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required 	Site Appraisal Conclusion Site forms part of the Green Belt.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development 		
				Category 2: Constraints Predominantly Flat Gentle Slope Undulating Steep Slope	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required 	Site Appraisal Conclusion Site forms part of the Green Belt.	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development 		

SLR Ref: SHLAA Ref: 402		Site Area: 8.15ha		Site Location: Land at Crowther Industrial Estate		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		85		Greenfield %		15	
Present Land Use: Industry, open space Adjacent Uses: Industry				Site appraised for: Residential				Is the site within a Settlement Break?				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				Would development on this site impact upon the five purposes of the Green Belt?			
Site Photos 				Designations Map 				Cumulative impact				1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>				2. Safeguard the countryside from further encroachment? <input type="checkbox"/>			
Key Designations: UDP W.A1.2 Employment Land				Adjacent Designations:				• Within Critical Drainage Area				3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/>				4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>			
• Employment land				• Dual carriageway				• School capacity				5. Assist in the regeneration of the urban area? <input type="checkbox"/>				Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. <input type="checkbox"/>			
• Woodland																			
Landscape and Townscape				Biodiversity															
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.				Category 1: Significant Constraints				No significant issues identified.							
		Ancient Woodland						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)											
Category 2: Constraints		Area of High Landscape Value or Significance		Adverse impact on Local Nature Reserve (LNR)				Adverse impact on European protected species/habitats on or adjacent to the site?				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?				Adverse impact on Local Geodiversity Site (LGS)				Are there any known UK protected species/habitats on or adjacent to the site?							
		Grade 2 or 3a Agricultural Land		Wildlife Corridor				Would the development of the site impact upon the connectivity of habitats?				No.							
		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required							
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required							

Historic Environment and Culture				Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No significant issues identified.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site includes a small area of landscaping that provides natural and amenity green space.							
								Category 2: Constraints Grade II listed Building/Structure Conservation Area	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	✓ ✓	✓	
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	Existing access. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.						
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required 	Zero/Low Impact - no or minimal mitigation required 
Ground Conditions & Contamination				Suitability and Deliverability								
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓ ✓	The site lies within a coal referral area. Pylons and high voltage electricity lines run along the edge of the site.	Zero/Low Impact - no or minimal mitigation required 	High Impact - significant mitigation required	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment land. 123 20dpha	Site Appraisal Conclusion Retain as employment land- as set out in the Employment Land Review. Not suitable for residential development.					
					Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 		Medium Impact - mitigation required	High Impact - significant mitigation required	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development 
					Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓ ✓		✓ ✓	✓ ✓	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development 

SLR Ref: SHLAA Ref: 404	Site Area: 3.04ha	Site Location: Land West of Waterloo Road, Sulgrave Ind Est, Washington	Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	Urban?	Urban fringe?	Open countryside?	Impact	No impact
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Present Land Use: Woodland
Adjacent Uses: Industry, residential

Site appraised for: Residential



Key Designations:
UDP L1/7/9 Open space

Adjacent Designations:

- Residential
- Employment land



<p>Cumulative Impacts</p> <ul style="list-style-type: none"> School capacity 	<p>Would development on this site impact upon the five purposes of the Green Belt?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	1. Check unrestricted sprawl of the built-up area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Safeguard the countryside from further encroachment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmooor?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Preserve the special & separate characteristics of historic settlements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Assist in the regeneration of the urban area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>					

Landscape and Townscape


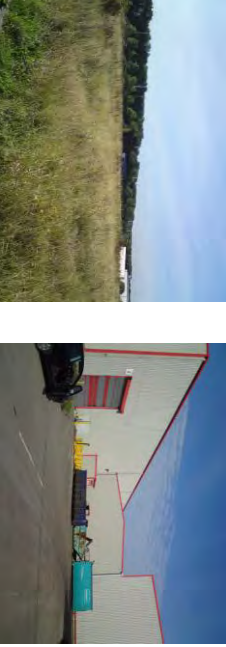
<p>Category 1: Significant Constraints</p> <p>Grade 1 Agricultural Land</p> <p>Ancient Woodland</p>	<p>No significant issues identified</p>	<p>Zero/Low Impact - no or minimal mitigation required</p>	<p>Medium Impact - mitigation required</p>	<p>High Impact – significant mitigation required</p>	<p>Category 1: Significant Constraints</p> <p>Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC])</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site?</p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site?</p> <p>Wildlife Corridor</p>	<p>Yes, woodland connection to wider corridor.</p>	<p>Zero/Low Impact - no or minimal mitigation required</p>	<p>Medium Impact - mitigation required</p>	<p>High Impact – significant mitigation required</p>

The site is within close proximity to Usworth Pond, which has European and UK protection in relation to habitats and species. The Usworth Burn is also a proposed LWS. Woodland plantation is managed by Forestry Authority for wildlife, screening and public amenity. The site also impacts upon an important wildlife corridor.

Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? No significant issues identified	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site is a large area of public open space that comprises mature woodland.
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site incorporates the USworth Burn, which has identified flood zones. The site is also affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	Access to be determined. Possible through existing residential and industrial areas. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development
Ground Conditions & Contamination			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	The site lies within a coal referral area.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Woodland 45 20dppha
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Site Appraisal Conclusion Site provides existing mature woodland and is not considered suitable for development.	Site is not considered suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	High Impact – significant mitigation required		Site is not considered suitable for development

SLR Ref: SHLAA Ref: 405		Site Area: 18.75ha		Site Location: Green Belt land at George Washington Golf Course, Washington		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield %		0		Greenfield %		100			
Present Land Use: Golf course and housing Adjacent Uses: Golf course and housing				Site appraised for: Residential				Green Belt Separation In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it incorporates a popular landscaped Golf Course (included in the 2012 Greenspace Audit) and provides a major portion of Green Belt between Washington and Gateshead.		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact					
Site Photos 				Designations Map 				Key Designations: UDP CN2/3/4/5 Green Belt WA12.4 Regional recreational facilities CN15 Great North Forest		Adjacent Designations: • Golf course • Residential		Cumulative Impacts • School capacity		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Landscape and Townscape				The south of the site contains Tree Preservation Orders.				Biodiversity		The site forms part of a major wildlife corridor to the north of Washington, and lies in proximity to ponds. Evidence of priority species in and in vicinity of site. Proximity to a proposed LWS.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
Category 1: Significant Constraints		Grade I Agricultural Land		The south of the site contains Tree Preservation Orders.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)											
								Adverse impact on Local Nature Reserve (LNR)											
Category 2: Constraints		Area of High Landscape Value or Significance				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
		Tree Preservation Order (TPO)						Adverse impact on Local Geodiversity Site (LGS)											
		Grade 2 or 3a Agricultural Land						Are there any known UK protected species/habitats on or adjacent to the site?											
		Area of Significant Historic Landscape						Wildlife Corridor											
								Would the development of the site impact upon the connectivity of habitats?		Yes									


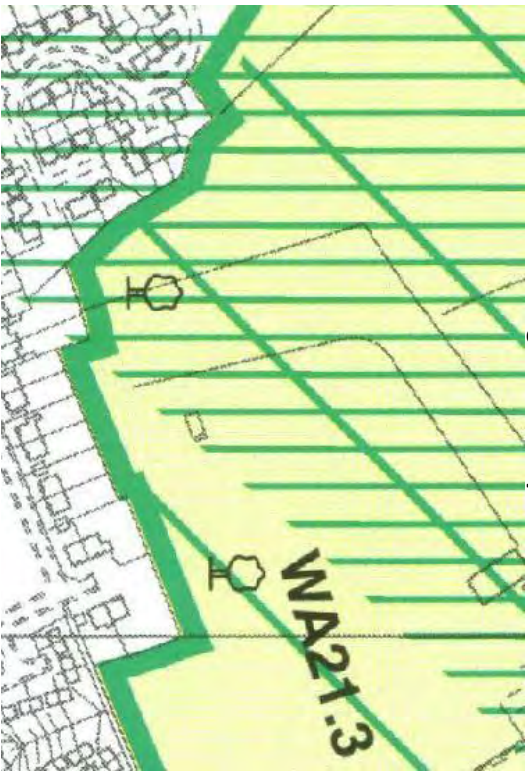
Historic Environment and Culture				Green Infrastructure														
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Yes, the site includes local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms part of an existing Golf Course, and also provides natural greenspace that supports the wider Green Infrastructure corridor that runs west-east between Washington and Gateshead.	Category 1: Significant Constraints	Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓	✓	✓	✓	
																		Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
Flooding				Infrastructure and Services														
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	A small proportion of the site is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access to be determined, may be an issue. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Category 1: Significant Constraints	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 2: Constraints	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 2: Constraints	✓	✓	✓	✓	
																		Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone
Ground Conditions & Contamination													Suitability and Deliverability					
Site Topography	The site falls within a Coal Referral Area.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Golf Course 280 20dpha	Category 1: Significant Constraints	Predominantly Flat Gentle Slope Undulating Steep Slope	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 1: Significant Constraints	✓	✓	✓	✓
Category 2: Constraints													Site Appraisal Conclusion					
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)													Site forms part of the Green Belt.					
HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)													Site is considered suitable for development					

SLR Ref:		Site Area: 4.41ha		Site Location: Land at Bentall Business Park, Tower Road, Washington		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0					
SHLAA Ref: 406												Urban?		<input checked="" type="checkbox"/>		Urban fringe?		<input type="checkbox"/>		Open countryside?		<input type="checkbox"/>	
Present Land Use: Industry				Adjacent Uses: Industry, commercial				Site appraised for: Residential				Green Belt Separation				Would development on this site impact upon the five purposes of the Green Belt?							
Site Photos								Designations Map				1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>				Impact				No impact			
				Key Designations: UDP WA1.3 Employment Land				Adjacent Designations:				2. Safeguard the countryside from further encroachment? <input type="checkbox"/>											
								Cumulative Impacts				3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/>											
												4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>											
												5. Assist in the regeneration of the urban area? <input type="checkbox"/>											
												Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.											
Landscape and Townscape				No significant issues identified				Biodiversity				No significant issues identified											
Category 1: Significant Constraints		Grade I Agricultural Land				Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))															
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)															
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)															
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?															
		Grade 2 or 3a Agricultural Land						Adverse impact on Local Wildlife Site (LWS)															
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)															
								Are there any known UK protected species/habitats on or adjacent to the site?															
								Wildlife Corridor															
								Would the development of the site impact upon the connectivity of habitats?		No.													


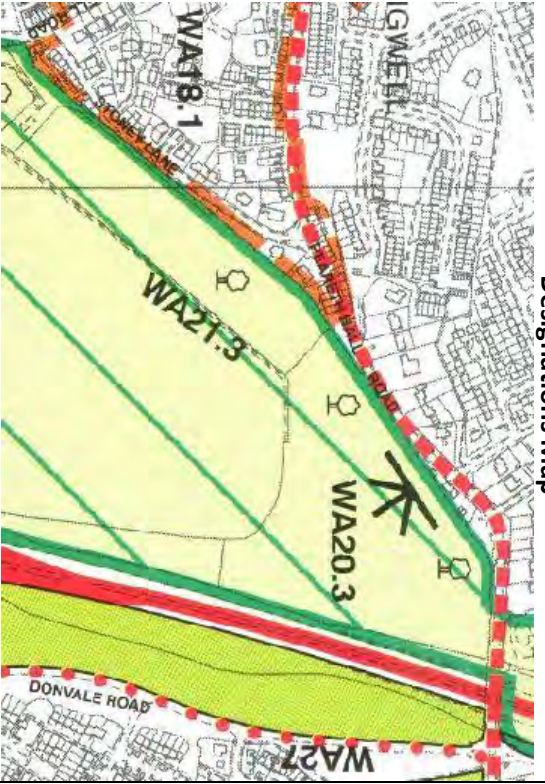
Historic Environment and Culture				Green Infrastructure						
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No significant issues identified	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site may indirectly impact upon the green infrastructure corridor.	Category 1: Significant Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact - significant mitigation required 	
										Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.						
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact - significant mitigation required 	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact - significant mitigation required 	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact - significant mitigation required 
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact - significant mitigation required 	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact - significant mitigation required 			

Historic Environment and Culture				Green Infrastructure								
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? The site bounds the Bowes Railway Scheduled Ancient Monument. The site also includes additional local archaeological significance, and is located alongside the proposed Springwell Village Conservation Area.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms part of a Green Infrastructure corridor running between Springwell Village, Washington and Gateshead. A public right of way follows the northern boundary of the site.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required					
	✓							Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	✓											
Flooding				Infrastructure and Services								
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		A small proportion of the site is affected by 1:30 incidence surface water flooding. Known groundwater flooding issues.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from local facilities.	Access to be determined, given size of site, may be an issue. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required					
	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone							✓ 1% 1% 2%	✓			
Ground Conditions & Contamination												
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 176 20dpha	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development					
								Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
												Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)
Site Appraisal Conclusion Site forms part of the Green Belt.												


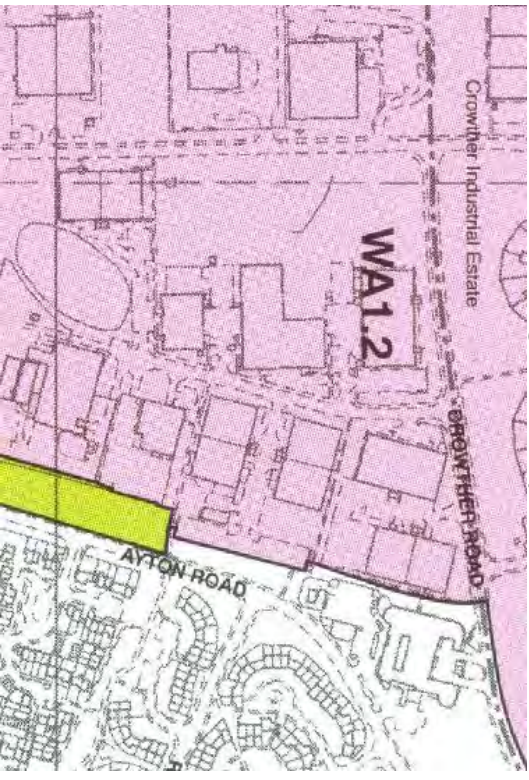

Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? The site bounds the Bowes Railway Scheduled Ancient Monument. The site is also located alongside the proposed Springwell Village Conservation Area.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms the edge of a Green Infrastructure corridor running between Springwell Village and Gateshead. A public right of way follows the southern boundary of the site.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
	Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)							✓	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
Flooding				Infrastructure and Services					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Part of the site is affected by 1:30 incidence surface water flooding. Known groundwater flooding issues.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity 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. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required		
	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone							✓ 10% 10% 10%	✓ ✓
Ground Conditions & Contamination				Suitability and Deliverability					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	The whole site has been subject to landfill activity.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 27 17dpha	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development		
	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)								Site Appraisal Conclusion Site forms part of the Green Belt.
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered suitable for development	Site is not considered suitable for development	✓		

SLR Ref: SHLAA Ref: 415		Site Area: 1.99ha		Site Location: Land north of Uplands Way, Springwell Village, Washington		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield %		Greenfield %		100			
Present Land Use: Pasture Adjacent Uses: Housing and agriculture		Site Photos 		Site appraised for: Residential		Designations Map 		Green Belt Separation In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms part of the strategic green infrastructure and wildlife corridor between Gateshead and Springwell, and Coalfield Ridge landscape. It lies close to the Bowes Railway Scheduled Ancient Monument.		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 Sealham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact			
Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors		Adjacent Designations: • Agriculture • Residential		Cumulative Impacts • School capacity		Biodiversity		The site has proximity to ponds and a LWS. Evidence of priority species on and in vicinity of site. Forms part of a regionally significant wildlife corridor along the northern edge of the city.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
Landscape and Townscape		Category 1: Significant Constraints Grade 1 Agricultural Land Ancient Woodland		The sandstone vernacular of the village and the prominent views lend weight to this area being of higher landscape value. Agricultural land quality not known.		Category 1: Significant Constraints [Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)] Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		<input checked="" type="checkbox"/>				Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
				Would the development of the site impact upon the connectivity of habitats?		Yes		<input checked="" type="checkbox"/>		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			

Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input checked="" type="checkbox"/>	Does the site have any historical or archaeological significance? The site is within the wider landscape setting to the Bowes Railway Scheduled Monument and just outside the edge of the historic Springwell Village, a proposed Conservation Area.	
	<input checked="" type="checkbox"/>	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms part of a Green Infrastructure corridor running between Springwell Village, Gateshead and Washington.
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
	<input checked="" type="checkbox"/>	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from local facilities.	Access may be possible from south east corner, requires further investigation. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.
Flooding			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/>	Low incidence potential of groundwater flooding.	
	<input type="checkbox"/>	Category 1: Significant Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
Ground Conditions & Contamination			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.	
	<input type="checkbox"/>	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
Category 2: Constraints HSE COMAH 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"/>	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion Site forms part of the Green Belt.	
	<input type="checkbox"/>	Pasture 45 25dpha	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development

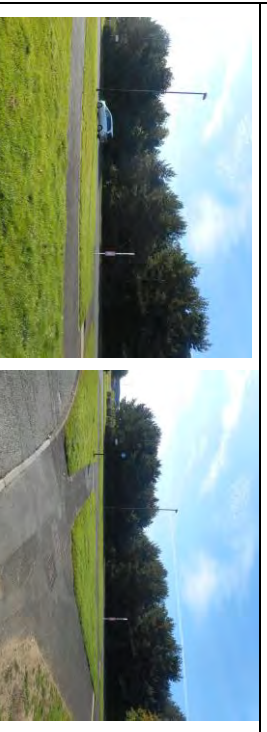
SLR Ref: SHLAA Ref: 424		Site Area: 6.55ha		Site Location: Land south of Stoney Lane, Springwell Village, Washington		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100					
Present Land Use: Pasture Adjacent Uses: Housing, pasture, road		Site appraised for: Residential		Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest WA20.3 Important Panoramic Views		Adjacent Designations:		<ul style="list-style-type: none"> Residential Proposed Conservation Area Agriculture Motorway 		<p>Green Belt Separation</p> <p>In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms part of the strategic green infrastructure and wildlife corridor between Springwell Village and Washington, and Coalfield Ridge landscape, with panoramic views to the south and southeast.</p>		<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>		<p>Impact</p> <p>No impact</p>		<p>Open countryside?</p>					
Site Photos 		Designations Map 		Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest WA20.3 Important Panoramic Views		Adjacent Designations:		<ul style="list-style-type: none"> Residential Proposed Conservation Area Agriculture Motorway 		<p>Cumulative Impacts</p> <ul style="list-style-type: none"> School capacity 		<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>Yes</p>		<p>Zero/Low Impact - no or minimal mitigation required</p>		<p>Medium Impact - mitigation required</p>		<p>High Impact - significant mitigation required</p>			
Category 1: Significant Constraints		Grade I Agricultural Land		The sandstone vernacular of the village and the prominent views lend weight to this area being of higher landscape value. Agricultural land quality not known.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Adverse impact on known European protected species/habitats on or adjacent to the site?		Development would impact upon wildlife corridor between Springwell Village and Washington. Evidence of priority species on and in vicinity of site.					
Category 2: Constraints		Area of High Landscape Value or Significance				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Tree Preservation Order (TPO)						Adverse impact on Local Wildlife Site (LWS)				Yes				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Grade 2 or 3a Agricultural Land										Yes				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Area of Significant Historic Landscape										Yes				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	

Historic Environment and Culture				Green Infrastructure									
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Site is located adjacent to the proposed Springwell Village Conservation Area.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site would affect the full width of the green infrastructure corridor between Springwell Village and Washington.									
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	✓	✓						
Flooding				Infrastructure and Services									
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Parts of the site are affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from local facilities.	Access to be determined, may require mitigation. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.									
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 98 20dpha	Site is considered suitable for development						
Ground Conditions & Contamination				Site Appraisal Conclusion									
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	Site forms part of the Green Belt.	Site is not considered suitable for development ✓									
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 1: Significant Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Site is considered suitable for development							

SLR Ref:		Site Area: 4.96ha		Site Location: Units at Tilley Road, Crowther Industrial Estate, Washington		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0																													
SHLAA Ref: 427												Urban?		<input checked="" type="checkbox"/>		Urban fringe?		<input type="checkbox"/>		Open countryside?		<input type="checkbox"/>																									
Present Land Use: Employment allocation Adjacent Uses: Open space				Site Photos 				Site appraised for: Residential				Green Belt Separation																																			
				Designations Map 								<p>Key Designations:</p> <ul style="list-style-type: none"> UDP WA1.2 Employment Land <p>Adjacent Designations:</p> <ul style="list-style-type: none"> Employment land Greenspace Residential 																																			
				Site Photos 								<p>Cumulative Impacts</p> <ul style="list-style-type: none"> Within Critical Drainage Area School capacity 																																			
Landscape and Townscape																																															
Category 1: Significant Constraints				Grade I Agricultural Land				No significant issues identified.				Category 1: Significant Constraints								No significant issues identified.																											
				Ancient Woodland								Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))																																			
Category 2: Constraints				Area of High Landscape Value or Significance								Adverse impact on Site of Special Scientific Interest (SSSI)																																			
				Tree Preservation Order (TPO)								Adverse impact on Local Nature Reserve (LNR)																																			
				Grade 2 or 3a Agricultural Land				Adverse impact on Local Wildlife Site (LWS)								Adverse impact on Local Geodiversity Site (LGS)																															
				Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required								Medium Impact - mitigation required								High Impact - significant mitigation required																							
								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							

2SLR Ref: SHLAA Ref: 453	Site Area: 0.45ha	Site Location: Land at Silverstone Road, Sulgrave, Washington		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	Greenfield %	100	
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Present Land Use: Natural Greenspace (woodland) Adjacent Uses: Amenity open space	Site appraised for: Residential	Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?	Impact	No impact
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Key Designations:
UDP WA2 New employment area

Adjacent Designations:

- Greenspace
- Residential

<p>Cumulative Impacts</p> <ul style="list-style-type: none"> • School capacity 	1. Check unrestricted sprawl of the built-up area?	<input type="checkbox"/>	<input type="checkbox"/>
	2. Safeguard the countryside from further encroachment?	<input type="checkbox"/>	<input type="checkbox"/>
	3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor?	<input type="checkbox"/>	<input type="checkbox"/>
	4. Preserve the special & separate characteristics of historic settlements?	<input type="checkbox"/>	<input type="checkbox"/>
	5. Assist in the regeneration of the urban area?	<input type="checkbox"/>	<input type="checkbox"/>

Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.

Landscape and Townscape

Category 1: Significant Constraints	Grade I Agricultural Land	No significant issues identified.
	Ancient Woodland	



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



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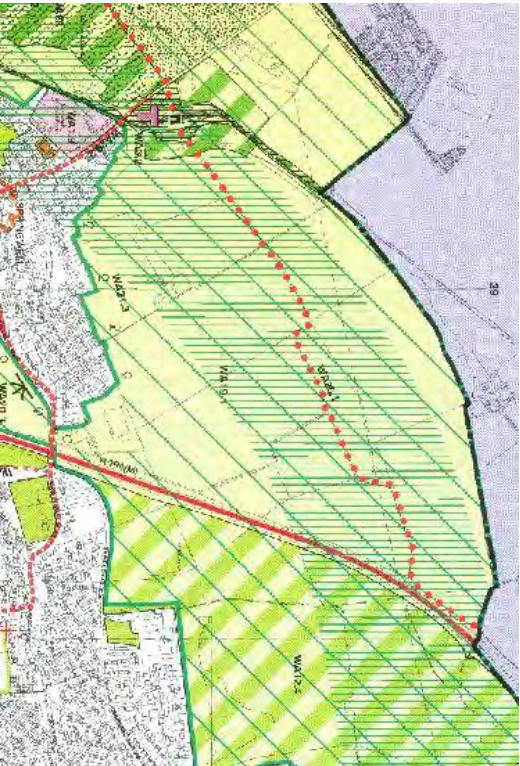
Category 1: Significant Constraints	Adverse impact on European sites [Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]	
	Adverse impact on Site of Special Scientific Interest (SSSI)	
	Adverse impact on Local Nature Reserve (LNR)	
	Are there any known European protected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

<p>Would the development of the site impact upon the connectivity of habitats?</p>	No.	<p>Woodland providing habitat for bird species.</p>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No significant issues identified.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site is currently natural greenspace occupied by woodland. Whilst this woodland would be lost, the site is already allocated for development through the UDP.		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Low incidence potential of groundwater flooding.	Is the proposed development site designated as open space or playing fields? NO		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓		Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	Access to be determined, may require contribution from developer. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.			
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓	No significant issues identified.	What is considered suitable on the site? Open space/woodland		Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	✓		Site Appraisal Conclusion Not suitable for residential development- site provides mature shelter belt to Northumberland Way.	How many homes could be provided? 10			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	✓	✓	✓	✓	✓

SLR Ref: SHLAA Ref: 463		Site Area: 22.21ha		Site Location: West of Waterloo Road, Washington		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield %		Greenfield %		100		Open countryside?		<input checked="" type="checkbox"/>													
Present Land Use: Agriculture Adjacent Uses: Playing pitches, agriculture, residential, employment				Site appraised for: Residential				Green Belt Separation In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. The Green Belt gap between Washington and Follingsby is proposed to be narrowed by Gateshead MBC, which if successful would remove the Green Belt north of the city boundary and River Don. It should be noted that the Inspector's Report for the 1998 UDP dismissed a consultation proposal to remove this site from the Green Belt as it would cause significant encroachment into the countryside and would also considerably reduce the gap between Washington and Follingsby. Furthermore, parts of this site are affected by Flood Zones and surface water flooding associated with both the River Don and Usworth Burn, and protected Local Wildlife Sites are associated within these rivers, lying close to the Field boundary. Cumulative Impacts <ul style="list-style-type: none"> School capacity 				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input checked="" type="checkbox"/> <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/> <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiny Row with Washington, Chester-le-Street and Bournmoor? <input checked="" type="checkbox"/> <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> <input checked="" type="checkbox"/> 5. Assist in the regeneration of the urban area? <input checked="" type="checkbox"/> <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.				Would the development of the site impact upon the connectivity of habitats? Yes <input checked="" 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"/>			
Site Photos 				Designations Map 				Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors				Adjacent Designations: <ul style="list-style-type: none"> Agriculture Residential Former railway line Sports pitches 				Landscape and Townscape Approximately 20% of the site is classed as Grade 2 and 3a agricultural land. The remainder of the site is classed as Grade 3b agricultural land.				The site forms part of a significant wildlife corridor which runs along the northern edge of the city. Development of the site would significantly impact upon the connectivity of habitats, including adjacent LWS's. The site lies in proximity to ponds and there is evidence of priority species on and in vicinity of site.											
Category 1: Significant Constraints		Grade I Agricultural Land				Category 1: Significant Constraints		Adverse impact on European sites [Bansar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)]																							
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)																							
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)																							
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>																					
		Grade 2 or 3a Agricultural Land		<input checked="" type="checkbox"/>		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		<input checked="" type="checkbox"/>																					
		Area of Significant Historic Landscape						Adverse impact on Local Geodiversity Site (LGS)																							
								Are there any known UK protected species/habitats on or adjacent to the site?		<input checked="" type="checkbox"/>																					
								Wildlife Corridor		<input checked="" type="checkbox"/>																					

Historic Environment and Culture				Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure			Does the site have any historical or archaeological significance? No significant issues identified.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			The site lies within a Green Infrastructure corridor linking east-west along the River Don, and also north-south incorporating Usworth Pond (adjacent).		
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
Flooding				Infrastructure and Services					
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Approximately 15% of site (south eastern corner and northern edge) is located in flood zone 3. There are additional parts that are affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from facilities.			Access to be determined, may be an issue. Remote from facilities. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.		
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required
Ground Conditions & Contamination				Suitability and Deliverability					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			The site lies within a Coal Referral Area.	What is considered suitable on the site?	Agriculture	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?	333				20dpha
				How many jobs could the site provide for?					
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site Appraisal Conclusion Site forms part of the Green Belt.					
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Zero/Low Impact - no or minimal mitigation required 					

SLR Ref: SHLAA Ref: 478		Site Area: 100ha		Site Location: Land North of Springwell Village		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?									
						YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		1		99		<input checked="" type="checkbox"/>									
Present Land Use: Agriculture Adjacent Uses: Agriculture, residential, museum, golf course				Site appraised for: Residential				Green Belt Separation In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms part of the strategic green infrastructure and wildlife corridor between Gatheshead and Springwell, and Coalfield Ridge landscape. It is partly linked to the Bowes Railway Scheduled Ancient Monument and includes the Grade 2 listed Peareth Hall Farm.		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input checked="" type="checkbox"/> <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/> <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmooor? <input checked="" type="checkbox"/> <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input checked="" type="checkbox"/> <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input checked="" type="checkbox"/> <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact <input checked="" type="checkbox"/> No impact <input type="checkbox"/>									
Site Photos 				Designations Map 				Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN23 Wildlife Corridors		Adjacent Designations: <ul style="list-style-type: none"> • Agriculture • Motorway • Residential • Scheduled Ancient Monument / Museum 		Cumulative Impacts <ul style="list-style-type: none"> • School capacity 		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
Landscape and Townscape Category 1: Significant Constraints Grade 1 Agricultural Land Ancient Woodland				Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land				Category 1: Significant Constraints Adverse impact on European sites (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		The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument, and the prominent views all lend weight to this area being of higher landscape value. The site also includes some TPOs. Agricultural land quality not known.		Proximity to ponds, and there is evidence of priority species on the site. The site includes a proposed Local Wildlife Site (Upper Don Tributaries), and lies adjacent to an additional LWS (Bowes Railway). The site forms part of a regionally significant wildlife corridor along the northern edge of the city.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Category 1: Significant Constraints Area of Significant Historic Landscape				Category 2: Constraints Area of Significant Historic Landscape				Category 1: Significant Constraints Adverse impact on European sites (SPA) or Special Area of Conservation (SAC) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?		Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument, and the prominent views all lend weight to this area being of higher landscape value. The site also includes some TPOs. Agricultural land quality not known.		Proximity to ponds, and there is evidence of priority species on the site. The site includes a proposed Local Wildlife Site (Upper Don Tributaries), and lies adjacent to an additional LWS (Bowes Railway). The site forms part of a regionally significant wildlife corridor along the northern edge of the city.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Category 1: Significant Constraints Area of Significant Historic Landscape				Category 2: Constraints Area of Significant Historic Landscape				Category 1: Significant Constraints Adverse impact on European sites (SPA) or Special Area of Conservation (SAC) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site?		Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument, and the prominent views all lend weight to this area being of higher landscape value. The site also includes some TPOs. Agricultural land quality not known.		Proximity to ponds, and there is evidence of priority species on the site. The site includes a proposed Local Wildlife Site (Upper Don Tributaries), and lies adjacent to an additional LWS (Bowes Railway). The site forms part of a regionally significant wildlife corridor along the northern edge of the city.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? Site is located adjacent Bowes Railway Scheduled monument located to west of site, with potential for archaeological finds on site, and Grade II Listed building Red Hill House.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard			Forms part of a Green Infrastructure corridor running between Springwell Village and Gateshead. A Public right of way passes through site.	
	✓						
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	✓ ✓	Zero/Low Impact - no or minimal mitigation required
	✓						
Flooding				Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		The Whittle Burn runs through the site and is identified as 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from facilities.			Significant access issues and impact on existing infrastructure. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Zero/Low Impact - no or minimal mitigation required
	✓						
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required ✓			Zero/Low Impact - no or minimal mitigation required
	<5						
	<5						
	<5						
Ground Conditions & Contamination				Suitability and Deliverability			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Pylons running through site. Site is also located within a Coal Referral Area.	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture 1500 20dppha			Site is considered suitable for development
	✓						
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	Site forms part of the Green Belt.		Site is considered potentially suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required	Site is not considered suitable for development ✓		Site is not considered suitable for development

SLR Ref: SHLAA Ref: 538	Site Area: 2.8ha	Site Location: Havannah Road, Washington	Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	Greenfield %	100	
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Present Land Use: Amenity open space Adjacent Uses: Residential and employment	Site appraised for: Residential	Green Belt Separation	Would development on this site impact upon the five purposes of the Green Belt?	Impact	No impact
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Key Designations:
UDP L1/7/9 Open space

Adjacent Designations:

- Residential
- Employment land
- Dual carriageway

Cumulative Impacts	<ul style="list-style-type: none"> • Within Critical Drainage Area • School capacity 	<p>1. Check unrestricted sprawl of the built-up area?</p> <p>2. Safeguard the countryside from further encroachment?</p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmooor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>	<input type="checkbox"/>	<input type="checkbox"/>
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Landscape and Townscape

Category 1: Significant Constraints	Grade I Agricultural Land	No significant issues identified.	Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))	Woodland providing habitat for bird species.
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	Ancient Woodland			Adverse impact on Site of Special Scientific Interest (SSSI)	
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Category 2: Constraints	Area of High Landscape Value or Significance			Adverse impact on Local Nature Reserve (LNR)	
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


	Tree Preservation Order (TPO)			Are there any known European protected species/habitats on or adjacent to the site?	
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	Grade 2 or 3a Agricultural Land			Adverse impact on Local Wildlife Site (LWS)	
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	Area of Significant Historic Landscape			Adverse impact on Local Geodiversity Site (LGS)	
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				Are there any known UK protected species/habitats on or adjacent to the site?	
				Wildlife Corridor	
				Would the development of the site impact upon the connectivity of habitats?	No

Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
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Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No significant issues identified.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site is a natural greenspace containing a mature tree belt along the boundary with Havannah Road. The site contains long grassland interspersed with shrubs.
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Site is located in Critical Drainage Area and is affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Access from Moorway. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.
Ground Conditions & Contamination					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		The site lies in a Coal Referral Area.	Suitability and Deliverability		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 		Medium Impact - mitigation required High Impact - significant mitigation required	What is considered suitable on the site? Residential	How many homes could be provided? 40
Category 2: Constraints HSE COMAH 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 Appraisal Conclusion		
		Zero/Low Impact - no or minimal mitigation required 	Site is considered suitable for development 	Site is considered potentially suitable for development	Site is not considered suitable for development

SLR Ref:		Site Area: 0.75ha		Site Location: The Vicarage, Vigo Lane, Harraton, Washington		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0			
SHLAA Ref: 560		Present Land Use: House and garden		Adjacent Uses: Residential		Site appraised for: Residential		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?		Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>		Impact		No impact	
Site Photos				Designations Map				Cumulative Impacts				<p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/></p> <p>4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>									
								<p>Key Designations:</p> <ul style="list-style-type: none"> UDP EN10 White land <p>Adjacent Designations:</p> <ul style="list-style-type: none"> Residential 				<p>Category 1: Significant Constraints</p> <p>Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))</p> <p>Adverse impact on Site of Special Scientific Interest (SSSI)</p> <p>Adverse impact on Local Nature Reserve (LNR)</p> <p>Are there any known European protected species/habitats on or adjacent to the site? <input checked="" type="checkbox"/></p>									
Landscape and Townscape				Biodiversity				<p>Category 1: Significant Constraints</p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p> <p>Are there any known UK protected species/habitats on or adjacent to the site? <input type="checkbox"/></p> <p>Wildlife Corridor</p>													
Category 1: Significant Constraints				Category 2: Constraints				<p>Category 1: Significant Constraints</p> <p>Grade I Agricultural Land</p> <p>Ancient Woodland</p>				<p>Category 2: Constraints</p> <p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p>									
Area of High Landscape Value or Significance				Grade 2 or 3a Agricultural Land				<p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p>				<p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p>									
Tree Preservation Order (TPO)				Grade 2 or 3a Agricultural Land				<p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p>				<p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p>									
Area of Significant Historic Landscape				Grade 2 or 3a Agricultural Land				<p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p>				<p>Adverse impact on Local Wildlife Site (LWS)</p> <p>Adverse impact on Local Geodiversity Site (LGS)</p>									
Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required				<p>Zero/Low Impact - no or minimal mitigation required</p> <p>Medium Impact - mitigation required</p> <p>High Impact - significant mitigation required</p>									
<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>									
Would the development of the site impact upon the connectivity of habitats?				No				<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>No</p>				<p>Would the development of the site impact upon the connectivity of habitats?</p> <p>No</p>									

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance (waggonway).	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.	Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required	Category 1: Significant Constraints Medium Impact - mitigation required High Impact - significant mitigation required
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Road access to be resolved. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Category 1: Significant Constraints Zero/Low Impact - no or minimal mitigation required	Category 1: Significant Constraints Medium Impact - mitigation required High Impact - significant mitigation required
Ground Conditions & Contamination					
Site Topography	Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 6 15dpha	Site Appraisal Conclusion Potentially suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)					

SLR Ref: SHLAA Ref: 567		Site Area: 3.60ha		Site Location: George Washington Golf Course (practice hole), Stonecellar Road, Washington		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100	
Present Land Use: Golf Course		Adjacent Uses: Housing, golf course, road		Site appraised for: Residential		Green Belt Separation In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. It also incorporates a mini-par 3 Golf Course.		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bournmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Impact		No impact					
Site Photos 				Designations Map 				Key Designations: UDP CN2/3/4/5 Green Belt CN15 Great North Forest WA12.4 Regional recreational facilities				Adjacent Designations: • Golf course • Residential • Motorway					
Landscape and Townscape				Biodiversity													
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))							
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?									
		Grade 2 or 3a Agricultural Land		Adverse impact on Local Wildlife Site (LWS)													
		Area of Significant Historic Landscape		Adverse impact on Local Geodiversity Site (LGS)													
				Are there any known UK protected species/habitats on or adjacent to the site?													
				Wildlife Corridor													
				Would the development of the site impact upon the connectivity of habitats?		Yes											
				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			

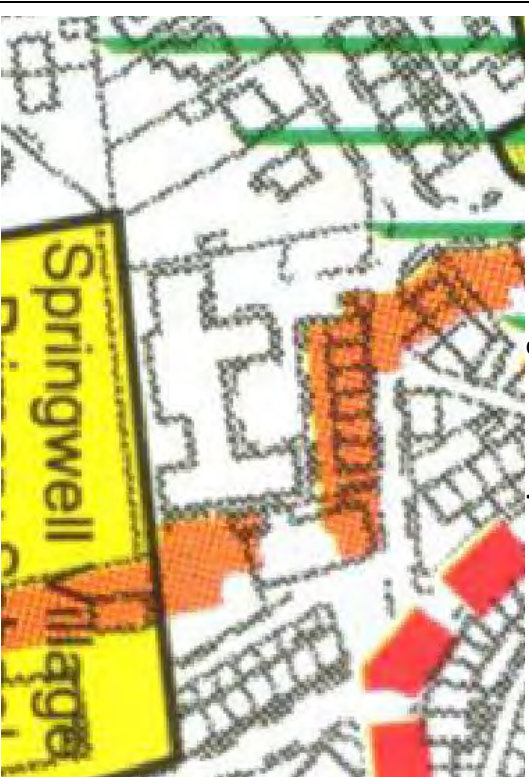
Historic Environment and Culture			Green Infrastructure																							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site provides a practice hole for the Golf Course, so acts as outdoor sports facilities. It also forms part of a strategic Green Infrastructure corridor west-east between Washington and Gateshead.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Low incidence potential of groundwater flooding.	No significant issues identified.	Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Local health and day-to-day facilities in Washington tend to be centrally concentrated at The Galleries and Concord.	Access from Stone Cellar Road, may require contribution from developer. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<input checked="" type="checkbox"/>
Ground Conditions & Contamination																										
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		No significant issues identified.	Site Appraisal Conclusion Site forms part of the Green Belt.	Golf Course 54 20dppha	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	<input checked="" type="checkbox"/>	Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<input checked="" type="checkbox"/>								

SLR Ref: SHLAA Ref: 595	Site Area: 0.21ha	Site Location: Fell House, Albion Terrace, Springwell Village, Washington	Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	100	Greenfield %	0	Open countryside?
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Present Land Use: House Adjacent Uses: Housing and school	Site appraised for: Residential	Green Belt Separation	Would development on this site impact upon the five purposes of the Green Belt?	Impact	No impact
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Site Photos



Designations Map



	Key Designations: UDP EN10 White Land B5 Proposed Conservation Area	Adjacent Designations: <ul style="list-style-type: none"> School Residential 	Cumulative Impacts <ul style="list-style-type: none"> School capacity
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Landscape and Townscape



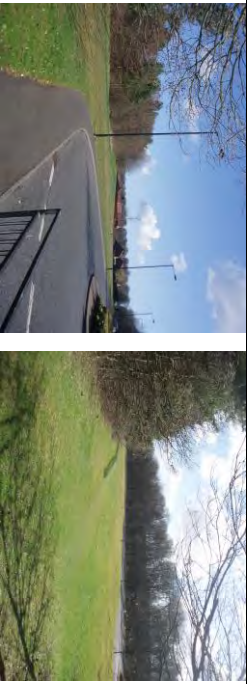
Category 1: Significant Constraints	Grade I Agricultural Land Ancient Woodland	The sandstone vernacular of the village (a proposed Conservation Area) supports the view that the area is of higher landscape value. Site includes Tree Preservation Orders.
Category 2: Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land	

Category 1: Significant Constraints	Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land	Category 1: Significant Constraints	Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	Would the development of the site impact upon the connectivity of habitats?	No.	Category 2: Constraints	Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor	
Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required

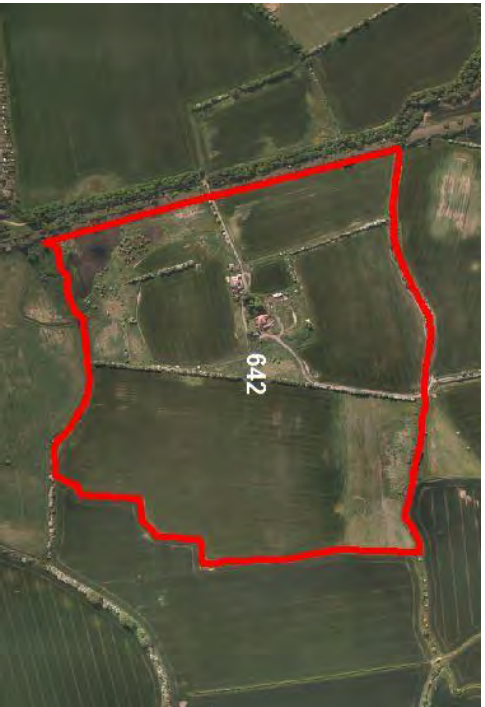
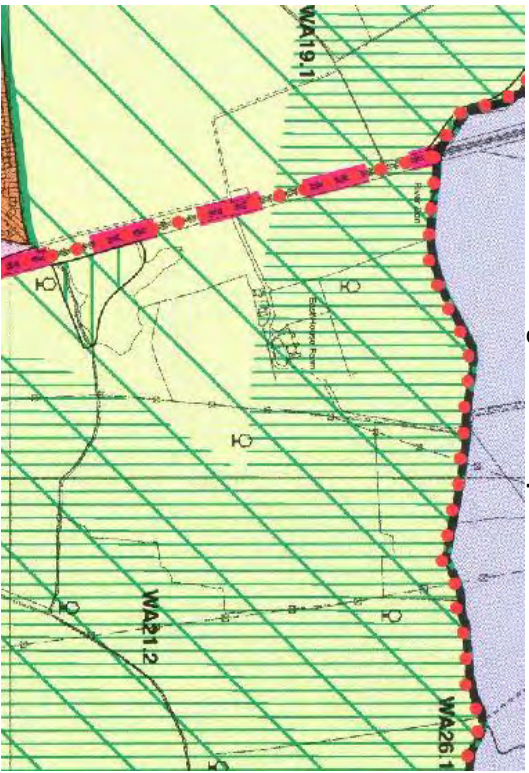
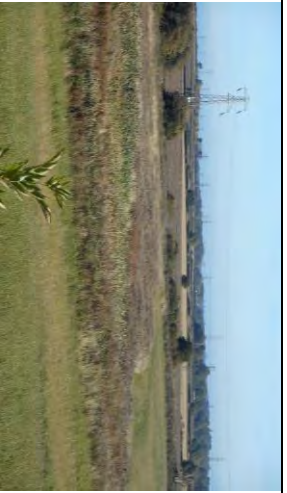
Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological value.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.	Category 1: Significant Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required 
Flooding			Infrastructure and Services		
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Site is partly affected by 1:100 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Suitable for small residential development with junction improvements and adoptable layout, or extra-care facility with private access road. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Zero/Low Impact - no or minimal mitigation required 
Ground Conditions & Contamination					
Site Topography	Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Residential 28 133dpha (flats)	Site is considered suitable for development 
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)					
Site Appraisal Conclusion Site granted planning permission for residential					


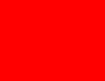



SLR Ref: SHLAA Ref: 632		Site Area: 3.04ha		Site Location: Rear of Don Gardens, Concord, Washington		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		Greenfield %		100	
Present Land Use: Amenity open space Adjacent Uses: Residential		Site Photos 		Site appraised for: Residential		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> <small>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</small>		Impact		No impact			
Category 1: Significant Constraints		Key Designations: UDP L1/7/9 Open space		Designations Map 		Adjacent Designations:		Cumulative Impacts							
Category 2: Constraints		Area of High Landscape Value or Significance				• Residential • Greenspace		• School capacity							
Category 1: Significant Constraints		Grade 1 Agricultural Land		No significant issues identified		Category 1: Significant Constraints		Biodiversity		Site forms part of wildlife corridor.					
Category 2: Constraints		Tree Preservation Order (TPO)				Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on European protected species/habitats on or adjacent to the site?							
		Grade 2 or 3a Agricultural Land				Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)							
		Area of Significant Historic Landscape				Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)							
						Are there any known UK protected species/habitats on or adjacent to the site?		Are there any known European protected species/habitats on or adjacent to the site?							
						Wildlife Corridor		Wildlife Corridor							
						Would the development of the site impact upon the connectivity of habitats?		Yes.							
						Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required							
						Medium Impact - mitigation required		High Impact - significant mitigation required							
						High Impact - significant mitigation required		Zero/Low Impact - no or minimal mitigation required							

Historic Environment and Culture			Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Former Usworth Colliery railway siding.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Development of the site would result in loss of substantial area of designated open space. The site also forms part of a narrow Green Infrastructure corridor running alongside the A195.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
				Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	Zero/Low Impact - no or minimal mitigation required
Flooding			Infrastructure and Services			
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Eastern edge 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? Close proximity to Concord.	Potential access from south subject to junction spacing and visibility requirements. Link to Public Right of Way to the east. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
				Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
Ground Conditions & Contamination						
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 60 26dpha How many jobs could the site provide for?				
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Site Appraisal Conclusion Potentially suitable for development		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development



SLR Ref: SHLAA Ref: 633		Site Area: 0.75ha		Site Location: Bonemill Lane, Rickleton, Washington		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		Greenfield %		100			
Present Land Use: Amenity open space Adjacent Uses: Residential and open space				Site appraised for: Residential				Green Belt Separation				Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>	
Site Photos 				Designations Map 				Key Designations: UDP L1/7/9 Open space				Adjacent Designations: <ul style="list-style-type: none"> • Parkland • Woodland • Residential 					
Site Photos 				Key Designations: UDP L1/7/9 Open space				Adjacent Designations: <ul style="list-style-type: none"> • Parkland • Woodland • Residential 				Cumulative Impacts <ul style="list-style-type: none"> • School capacity 					
Landscape and Townscape										Biodiversity							
Category 1: Significant Constraints		Grade 1 Agricultural Land		Ancient Woodland		No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))					
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		No significant issues identified.				Category 2: Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)					
		Grade 2 or 3a Agricultural Land				No significant issues identified.				Category 2: Constraints		Adverse impact on Local Nature Reserve (LNR)					
		Area of Significant Historic Landscape				No significant issues identified.				Category 2: Constraints		Are there any known European protected species/habitats on or adjacent to the site?					
						No significant issues identified.				Category 2: Constraints		Adverse impact on Local Geodiversity Site (LGS)					
						No significant issues identified.				Category 2: Constraints		Are there any known UK protected species/habitats on or adjacent to the site?					
						No significant issues identified.				Category 2: Constraints		Wildlife Corridor					
						No significant issues identified.				Category 2: Constraints		Would the development of the site impact upon the connectivity of habitats?					
						No significant issues identified.				Category 2: Constraints		No					
						No significant issues identified.				Category 2: Constraints		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required		High Impact - significant mitigation required	
						No significant issues identified.				Category 2: Constraints		Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required		High Impact - significant mitigation required	





Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	<input checked="" type="checkbox"/>	Does the site have any historical or archaeological significance? Yes, brickfield adjacent to colliery in mid-19 th Century.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Site forms part of a Green Infrastructure corridor that links southwards towards the River Wear. Site is currently designated as public open space, but is a small part of a much wider area of open space and is clearly separated from remainder of open space by tree belt.	<input checked="" type="checkbox"/>	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor				
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
Flooding				Infrastructure and Services							
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	<input type="checkbox"/> <input type="checkbox"/>	Low incidence potential of groundwater flooding.	<input type="checkbox"/> <input type="checkbox"/>	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Land would need to be accessed by creation of fourth-arm to north of roundabout. Suitable for residential estate with adoptable road layout. The majority of schools in Washington are at or near capacity. It is anticipated that any new development in the Washington area (particularly sites in Washington Central and Washington West) will require further expansion of at least one existing primary school.	<input checked="" type="checkbox"/>				
								Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	<input checked="" type="checkbox"/>	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required
Ground Conditions & Contamination				Suitability and Deliverability							
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No significant issues identified.	<input checked="" type="checkbox"/>	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	14 20dppha	<input checked="" type="checkbox"/>	Potentially suitable for development				
								Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
								Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	Site is considered suitable for development	Site is not considered suitable for development


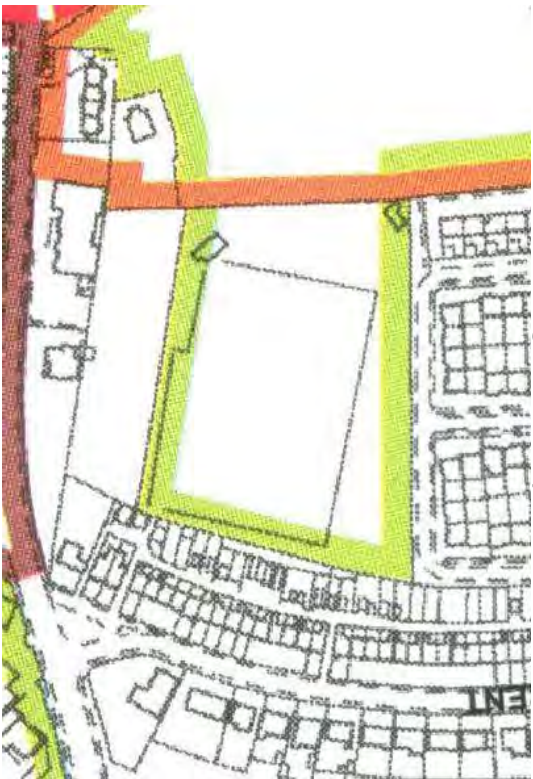
SLR Ref: 642		Site Area: 32.00ha (within Sunderland)		Site Location: East House Farm, by Follingsby Lane, Washington		Is the site in the Green Belt?		Brownfield %		Greenfield %		100			
SHLAA Ref:						YES <input checked="" type="checkbox"/>		NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?	
Present Land Use: Agriculture, former railway				Site appraised for: Residential		Green Belt Separation		<p>In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore it incorporates agricultural land, in an area that is isolated from local facilities. The Green Belt gap between Washington and Follingsby is proposed to be narrowed by Gateshead MBC, and if this is successful, the role of Field N11 will be even greater in providing an east-west Green Infrastructure /wildlife corridor link between the River Don and Usworth Burn.</p> <p>Large parts of this site are also affected by Flood Zones and surface water flooding associated with these two watercourses, together with Usworth Pond LWS. An electricity pylon crosses the area.</p> <p>Cumulative Impacts</p> <ul style="list-style-type: none"> School capacity 		<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area? <input checked="" type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input checked="" type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Sealham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input checked="" type="checkbox"/></p> <p>4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input checked="" type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>		<p>Impact</p> <p>No impact <input type="checkbox"/></p>		<input checked="" type="checkbox"/>	
Site Photos				Designations Map											
				Key Designations:		Adjacent Designations:									
				<ul style="list-style-type: none"> UDP CN2/3/4/5 Green Belt CN15 Great North Forest CN21 Local Wildlife Site CN23 Wildlife Corridors 		<ul style="list-style-type: none"> Leamside Line Agriculture 									
Landscape and Townscape															
Category 1: Significant Constraints		Grade 1 Agricultural Land		The eastern part of the site is identified as Grade 2 agricultural land.		Category 1: Significant Constraints		Adverse impact on European sites (Bansar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				The site forms a significant part of the wildlife corridor(s) that are particularly associated with the River Don and Usworth Burn. The site directly affects a Local Wildlife Site (pond), and there are water voles present in the area.			
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)									
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)									
		Tree Preservation Order (TPO)				Adverse impact on Local Wildlife Site (LWS)									
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Local Geodiversity Site (LGS)				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	
		Area of Significant Historic Landscape				Adverse impact on Local Wildlife Site (LWS)		Are there any known UK protected species/habitats on or adjacent to the site?				Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required	
						Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		Yes		Zero/Low Impact - no or minimal mitigation required		High Impact - significant mitigation required	

Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms a key Green Infrastructure junction, with corridors leading north, south and westwards. The Local Wildlife Site provides natural greenspace, and the site also incorporates a public right of way.
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required 
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required 
Flooding A large proportion of the site lies within the Flood Zones of the River Don and Usworth Burn, and further areas are affected by 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.		Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from facilities.	
Ground Conditions & Contamination The site is affected by two pylon routes.		Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion Site forms part of the Green Belt.	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required 
Category 2: Constraints HSE COMAH 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 not considered suitable for development 


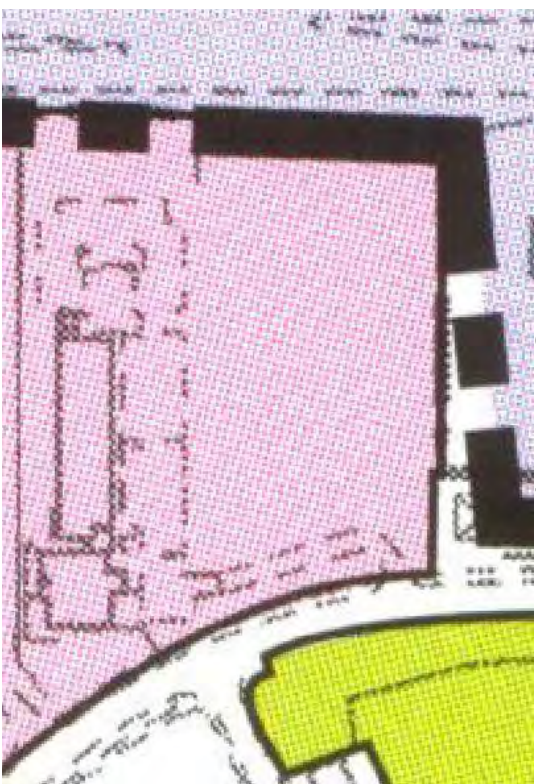


Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? Site located within wider setting of grade II* listed Victoria Viaduct.		Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		The site forms part of the River Wear Green Infrastructure corridor.	
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				Infrastructure and Services Is there road capacity for site traffic generation? <input checked="" type="checkbox"/> Is there water and sewerage capacity for site requirements? <input type="checkbox"/> Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Remote from facilities.			
Ground Conditions & Contamination Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone				Suitability and Deliverability What is considered suitable on the site? Agriculture How many homes could be provided? 12 How many jobs could the site provide for? 74pha			
Site Topography Predominantly Flat <input checked="" type="checkbox"/> Gentle Slope Undulating Steep Slope				Site Appraisal Conclusion No significant issues identified.			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site forms part of the Green Belt. Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				<input checked="" type="checkbox"/>			

SLR Ref: 647		Site Area: 32.05ha		Site Location: Low Mount Farm, Springwell Village		Is the site in the Green Belt?		Brownfield %		Greenfield %		100					
SHLAA Ref:						YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Urban?		Urban fringe?		Open countryside?		<input checked="" type="checkbox"/>			
Present Land Use: Farm		Adjacent Uses: Agriculture, housing, waste site.		Site appraised for: Residential		Green Belt Separation In terms of core Green Belt purpose, this area helps to prevent urban sprawl, countryside encroachment and urban areas from merging. Furthermore, it forms part of the strategic green infrastructure and wildlife corridor between Gateshead and Springwell, and Coalfield Ridge landscape. It bounds the Bowes Railway Scheduled Ancient Monument. Electricity pylons criss-cross 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?		Impact		No impact					
Site Photos 		Designations Map 		Key Designations: UDP CN2/3/4/5 Green Belt M3 Safeguarded Mineral Reserves CN15 Great North Forest		Adjacent Designations: <ul style="list-style-type: none"> • Quarry • Waste site • Agriculture • Housing • Bowes Railway Museum 		Cumulative Impacts <ul style="list-style-type: none"> • School capacity 		Would development on this site impact upon the five purposes of the Green Belt? 2. Safeguard the countryside from further encroachment?		<input checked="" type="checkbox"/>		<input type="checkbox"/>			
Landscape and Townscape Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland		The sandstone vernacular of the village, the setting of Bowes Railway Scheduled Ancient Monument, and the prominent views all lend weight to this area being of higher landscape value. Agricultural land quality not known.		Category 1: Significant Constraints Adverse impact on European sites (Ramсар Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI)		Site forms a major part of a wildlife corridor between Springwell Village and Gateshead. The site lies in proximity to ponds, with evidence of priority species on and in vicinity of site.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>			
Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		<input checked="" type="checkbox"/>		Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		Yes		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		<input checked="" type="checkbox"/>	

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? The site bounds Bowes Railway Scheduled Ancient Monument. Other local archaeological significance. Site within wider landscape setting of the historic Springwell Village, a former colliery village and proposed conservation area.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms a strategic Green Infrastructure corridor between Springwell Village and Gateshead. Public rights of way flank the site.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 
	Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)						
Category 2: Constraints Grade II listed Building/Structure Conservation Area				Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment			
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities? Partial access to Wrekenton.			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required 
	5%						
	5%						
	5%						
	5%						
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope				Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion Site forms part of the Green Belt.			
Slipping site. The western part of the Farm is identified as a Minerals Safeguarded Area. Pylons cross the site. Part of the site comprises old quarry spoil and inert landfill.				Agriculture 20dpha			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site is considered suitable for development			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				Site is considered potentially suitable for development			
✓ ✓ ✓ ✓				Site is not considered suitable for development 			



SLR Ref:		Site Area: 1.98ha		Site Location: Dame Margaret Field, Washington		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		Greenfield %		100					
SHLAA Ref: 650										Urban?		Urban fringe?		Open countryside?					
Present Land Use: Playing fields/open space Adjacent Uses: Residential and amenity greenspace				Site appraised for: Residential				Green Belt Separation				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/> <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.							
Site Photos 				Designations Map 				Cumulative Impacts											
				Key Designations: UDP EN10 White Land L7 School playing fields				Adjacent Designations:				<ul style="list-style-type: none"> • Amenity greenspace • Residential 							
Landscape and Townscape				Biodiversity															
Category 1: Significant Constraints		Grade I Agricultural Land Ancient Woodland		No significant issues identified.				Category 1: Significant Constraints				Evidence of priority species roosting in the area.							
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land						Adverse impact on European sites (SPA) or Special Area of Conservation (SAC)								Adverse impact on Site of Special Scientific Interest (SSSI)			
								Adverse impact on Local Nature Reserve (LNR)								Are there any known European protected species/habitats on or adjacent to the site?			
		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.				Would the development of the site impact upon the connectivity of habitats?							
				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				Wildlife Corridor							
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required							







Historic Environment and Culture			Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Site lies adjacent to Washington Village Conservation Area.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site is currently used as sports field / amenity greenspace / natural greenspace.	
					Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)		Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Site is located in Critical Drainage Area. Medium incidence potential of groundwater flooding.			Infrastructure and Services Is there road capacity for site traffic generation? <input checked="" type="checkbox"/> Is there water and sewerage capacity for site requirements? <input type="checkbox"/> Is there education/community/health facility capacity for site requirements? <input type="checkbox"/> What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Suitability and Deliverability What is considered suitable on the site? Residential How many homes could be provided? 36 How many jobs could the site provide for? 20dpha			
				Ground Conditions & Contamination Site Topography Predominantly Flat <input checked="" type="checkbox"/> Gentle Slope Undulating Steep Slope			Site Appraisal Conclusion Potentially suitable for development.
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site Appraisal Conclusion Potentially suitable for development.			
				Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site is considered suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site is not considered suitable for development				


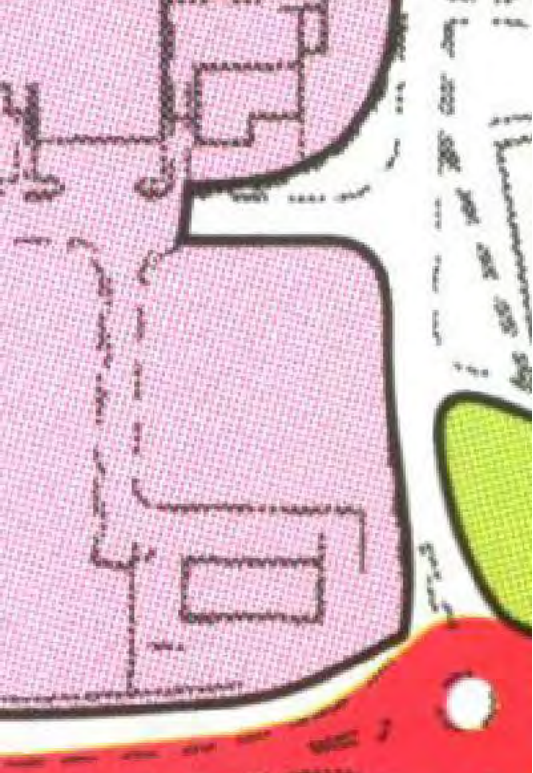


SLR Ref: 707		Site Area: 0.42ha		Site Location: Emerson Ind Estate, Plot 2, north of Hotels		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		Greenfield %		100							
SHLAA Ref:												Urban?		Urban fringe?		Open countryside?							
Present Land Use: Vacant employment land Adjacent Uses: Hotels, motorway, woodland				Site appraised for: Employment use				Green Belt Separation															
Site Photos 				Designations Map 				Cumulative Issues <ul style="list-style-type: none"> • Within Critical Drainage Area 															
Key Designations: UDP WA1.15 Employment land				Adjacent Designations: <ul style="list-style-type: none"> • Hotels • Motorway • Residential • Natural Greenspace 				<p>Would development on this site impact upon the five purposes of the Green Belt?</p> <p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/></p> <p>4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>															
Landscape and Townscape						Biodiversity						No significant issues identified.											
Category 1: Significant Constraints		Grade I Agricultural Land		Ancient Woodland		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))						No significant issues identified.											
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Adverse impact on Site of Special Scientific Interest (SSSI)						No significant issues identified.											
		Grade 2 or 3a Agricultural Land				Adverse impact on Local Nature Reserve (LNR)						No significant issues identified.											
		Area of Significant Historic Landscape				Are there any known European protected species/habitats on or adjacent to the site?						No significant issues identified.											
						Adverse impact on Local Wildlife Site (LWS)						No significant issues identified.											
						Adverse impact on Local Geodiversity Site (LGS)						No significant issues identified.											
						Are there any known UK protected species/habitats on or adjacent to the site?						No significant issues identified.											
						Wildlife Corridor						No significant issues identified.											
						Would the development of the site impact upon the connectivity of habitats?						No.											
Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
																							






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



Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.
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		Medium Impact - mitigation required	
High Impact – significant mitigation required		High Impact – significant mitigation required	
Infrastructure and Services Is there road capacity for site traffic generation? ✓ Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Site access from private shared use estate road. Car parking provision to be considered based on proposed use. Potential impact on Spire Road / A1231 will need to be assessed.	
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		Medium Impact - mitigation required	
High Impact – significant mitigation required		High Impact – significant mitigation required	
Ground Conditions & Contamination			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	✓ No significant issues identified.	Suitability and Deliverability What is considered suitable on the site? Mixed uses How many homes could be provided? How many jobs could the site provide for?	
		Site Appraisal Conclusion Suitable for alternative uses as part of the retail park	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)		Zero/Low Impact - no or minimal mitigation required ✓	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Medium Impact - mitigation required	
High Impact – significant mitigation required		High Impact – significant mitigation required	

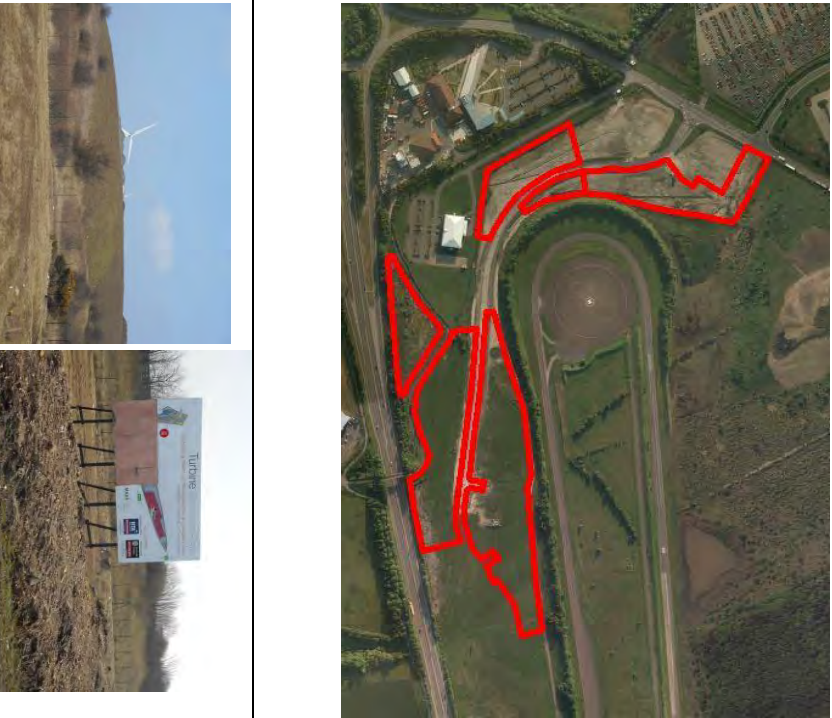
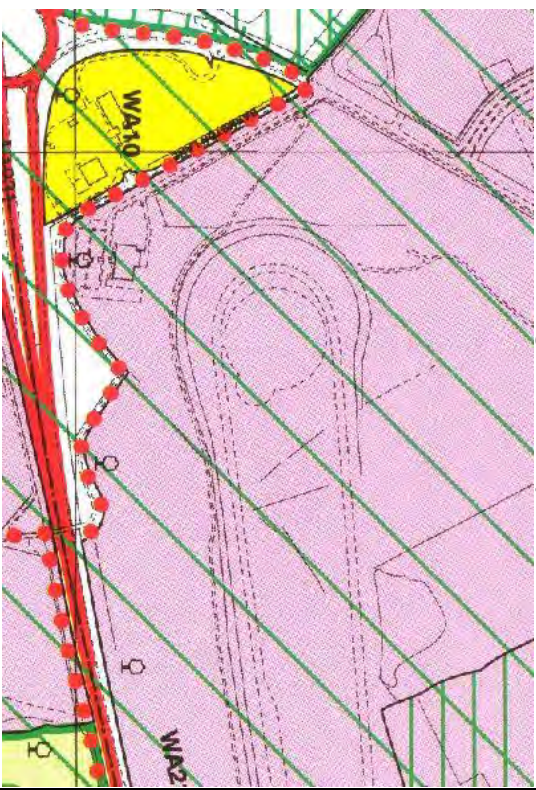
SLR Ref: 710	Site Area: 0.26ha	Site Location: Plot 3, north side of Crowther Rd, Crowther Industrial Estate, Washington		Is the site in the Green Belt?		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Brownfield %	100	Greenfield %	0						
SHLAA Ref:								Urban?	<input checked="" type="checkbox"/>	Urban fringe?		Open countryside?					
Present Land Use: Employment allocation Adjacent Uses: Employment land		Site appraised for: Employment land		Green Belt Separation		<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>						Impact		No impact			
Site Photos		Designations Map				<p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p>											
						<p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/></p>											
						<p>4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/></p>											
						<p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p>											
						<p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>											
						<p>Cumulative Impacts</p> <ul style="list-style-type: none"> • Within Critical Drainage Area 											
						<p>Key Designations:</p> <p>UDP WA1.2 Employment Land</p>											
						<p>Adjacent Designations:</p> <ul style="list-style-type: none"> • Employment land • Greenspace • Residential 											
						<p>Designations Map</p>											
						<p>Key Designations:</p> <p>UDP WA1.2 Employment Land</p>											
						<p>Adjacent Designations:</p> <ul style="list-style-type: none"> • Employment land • Greenspace • Residential 											
						<p>Designations Map</p>											
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						<p>Key Designations:</p> <p>UDP WA1.2 Employment Land</p>											
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						<p>Key Designations:</p> <p>UDP WA1.2 Employment Land</p>											
						<p>Adjacent Designations:</p> <ul style="list-style-type: none"> • Employment land • Greenspace • Residential 											
						<p>Designations Map</p>											
						<p>Key Designations:</p> <p>UDP WA1.2 Employment Land</p>											
						<p>Adjacent Designations:</p> <ul style="list-style-type: none"> • Employment land • Greenspace • Residential 											
						<p>Designations Map</p>											
						<p>Key Designations:</p> <p>UDP WA1.2 Employment Land</p>											
						<p>Adjacent Designations:</p> <ul style="list-style-type: none"> • Employment land • Greenspace • Residential 											
						<p>Designations Map</p>											
						<p>Key Designations:</p> <p>UDP WA1.2 Employment Land</p>											
						<p>Adjacent Designations:</p> <ul style="list-style-type: none"> • Employment land • Greenspace • Residential 											
						<p>Designations Map</p>											
						<p>Key Designations:</p> <p>UDP WA1.2 Employment Land</p>											
						<p>Adjacent Designations:</p> <ul style="list-style-type: none"> • Employment land • Greenspace • Residential 											
						<p>Designations Map</p>											
						<p>Key Designations:</p> <p>UDP WA1.2 Employment Land</p>											
						<p>Adjacent Designations:</p> <ul style="list-style-type: none"> • Employment land • Greenspace • Residential 											
						<p>Designations Map</p>											
						<p>Key Designations:</p> <p>UDP WA1.2 Employment Land</p>											
						<p>Adjacent Designations:</p> <ul style="list-style-type: none"> • Employment land 											









Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? No significant issues identified.	Category 1: Significant Constraints Historic Park or Garden (H List) Village Green Cemetery / Churchyard	Site includes some pockets of amenity greenspace associated with the employment area.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact – significant mitigation required 
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			
Ground Conditions & Contamination		Suitability and Deliverability	
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	No significant issues identified.	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Retain as employment land	Site is considered suitable for development 	Site is not considered suitable for development 

SLR Ref: 711		Site Area: 0.21ha		Site Location: Hertburn Ind Estate Plot 1		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0					
SHLAA Ref:												Urban?		✓		Urban fringe?		Open countryside?					
Present Land Use: Vacant employment land Adjacent Uses: Employment land				Site appraised for: Employment land				Green Belt Separation				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? 2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.				Impact				No impact			
Site Photos 				Designations Map 				Cumulative Issues															
Key Designations: UDP W.A1.4 Employment land				Adjacent Designations: • Employment land																			
Landscape and Townscape Category 1: Significant Constraints Grade 1 Agricultural Land Ancient Woodland Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape				No significant issues identified.				Biodiversity Category 1: Significant Constraints Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Category 2: Constraints Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor				No significant issues identified.											
				Zero/Low Impact - no or minimal mitigation required 				Medium Impact - mitigation required				High Impact - significant mitigation required											
				Zero/Low Impact - no or minimal mitigation required 				Medium Impact - mitigation required				High Impact - significant mitigation required											
Would the development of the site impact upon the connectivity of habitats?				No.																			


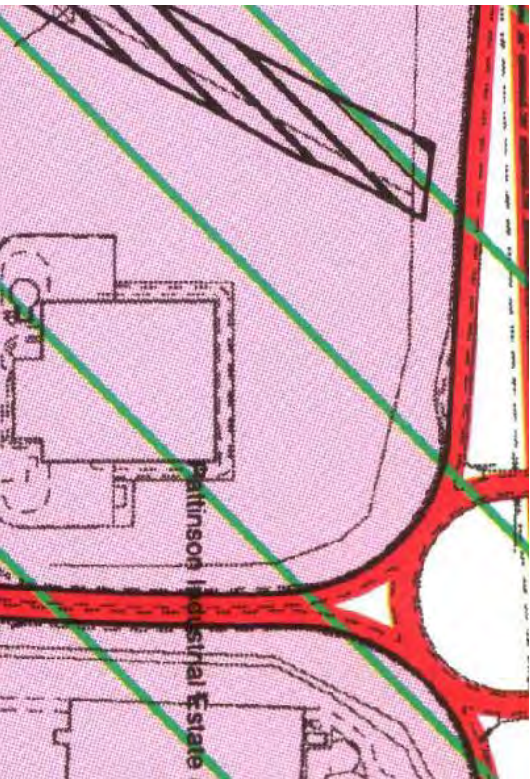
Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance?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

Historic Environment and Culture		Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site provides natural greenspace within the broader Nissan employment area.	
				Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)
	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required	
Flooding Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Infrastructure and Services Is there road capacity for site traffic generation? <input checked="" type="checkbox"/> Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		
	No significant issues identified.	Access to site via private road network from Nissan Way to the west. No access from A19. Highways England may comment. Highways England concern on impact to A19/A1231 junction.		
	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact – significant mitigation required
Ground Conditions & Contamination				
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/> Former landfill/waste site.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required 	High Impact – significant mitigation required	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>	Site is considered suitable for development	Site is not considered suitable for development	
	Retain employment allocation	Site is considered potentially suitable for development 	Site is considered suitable for development	

SLR Ref: 713		Site Area: 7.27ha		Site Location: Plot 3, Turbine Business Park (West).		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100			
SHLAA Ref:										Urban?		Urban fringe?		Open countryside?					
Present Land Use: Vacant employment land		Adjacent Uses: Employment, fire station		Site appraised for: Employment land		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact							
								Key Designations: UDP WA1.5 Employment Land CN15 Great North Forest				Adjacent Designations: <ul style="list-style-type: none"> • Employment • Fire Station 				Cumulative Issues			
Landscape and Townscape Category 1: Grade I Agricultural Land Ancient Woodland				No significant issues identified.				Biodiversity Category 1: Significant Constraints Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor				Site lies within a wildlife corridor and in close proximity to Barmston Pond Local Nature Reserve. Priority species evident in area.							
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)				Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required							
				Would the development of the site impact upon the connectivity of habitats?				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required							

Historic Environment and Culture		Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms part of a Green Infrastructure corridor linking Barmston Pond with the River Wear.		
				Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment
Impact Assessment Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact – significant mitigation required 	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact – significant mitigation required
Flooding					
Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	The site includes 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?	Traffic generation to be considered in relation to existing developments within Turbine Business Park. Car parking provision and HGV parking requirement dependent on proposed use. Improvements planned for Nissan Way.		
Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required 	What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment		
Ground Conditions & Contamination					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	The site lies within a Coal Referral Area. Part of the site was formerly used for landfill/ waste.	Site Appraisal Conclusion			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Retain employment allocation	Site is considered suitable for development 	Site is not considered suitable for development	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Medium Impact - mitigation required 	Site is considered potentially suitable for development 	Site is considered suitable for development 	Site is not considered suitable for development	









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

SLR Ref: 715		Site Area: 1.69ha		Site Location: Pattinson North, Plot 1, former Freemans Depot, Washington		Is the site in the Green Belt?		Brownfield %		Greenfield %		100			
SHLAA Ref:						<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> Urban? <input checked="" type="checkbox"/> Urban fringe?		<input type="checkbox"/> Open countryside?					
Present Land Use: Vacant employment land				Adjacent Uses: Employment, dual carriageway				Green Belt Separation				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area?			
Site Photos				Designations Map				2. Safeguard the countryside from further encroachment? 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? 4. Preserve the special & separate characteristics of historic settlements? 5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.				Impact		No impact	
								Cumulative Issues							
Key Designations: UDP WA1.7 Employment Land CN15 Great North Forest				Adjacent Designations:											
				<ul style="list-style-type: none"> • Employment • Dual carriageway 											
Landscape and Townscape				Biodiversity											
Category 1: Significant Constraints		Grade 1 Agricultural Land		No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				Proximity to Local Nature Reserve (pond) and priority species.	
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)							
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)		✓					
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		✓					
		Grade 2 or 3a Agricultural Land		Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)							
		Area of Significant Historic Landscape		Adverse impact on Local Geodiversity Site (LGS)				Are there any known UK protected species/habitats on or adjacent to the site?		✓					
				Wildlife Corridor				Would the development of the site impact upon the connectivity of habitats?		No.					
												Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required			
												Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required			


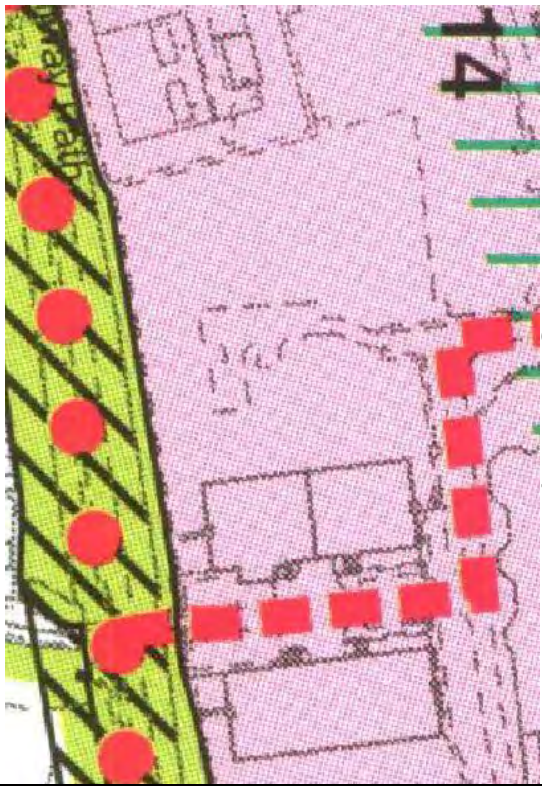


Historic Environment and Culture		Does the site have any historical or archaeological significance? No.			Green Infrastructure		No significant issues identified.		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure									
Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)									
Flooding Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Site is partly affected by 1:100 incidence surface water flooding, and also be lower incidence groundwater flooding.			Infrastructure and Services Is there road capacity for site traffic generation? <input checked="" type="checkbox"/> Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity 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 existing industrial estate road network. Car parking and HGV parking to be considered based on proposed use.		
Ground Conditions & Contamination									
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		The site lies within a Coal Referral Area.			Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?		Employment		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required			Site Appraisal Conclusion Retain employment allocation		Site is considered suitable for development		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Medium Impact - mitigation required High Impact - significant mitigation required			Retain employment allocation		Site is considered potentially suitable for development Site is not considered suitable for development		

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

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





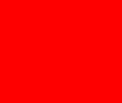



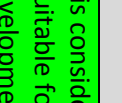

Historic Environment and Culture		Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms part of a Green Infrastructure corridor linking the River Wear to Barmston Pond.			
				Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	
	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required 	High Impact - significant mitigation required
Flooding						
	Site is affected by lower incidence groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? <input checked="" type="checkbox"/> Is there water and sewerage capacity for site requirements? <input type="checkbox"/> Is there education/community/health facility capacity for site requirements? <input type="checkbox"/> What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Access required through existing industrial estate. Car parking and HGV parking required based on proposed end use. Public right of way / cycle network adjacent. New roundabout and highway improvements required.		
	Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required
	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone			Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required
Ground Conditions & Contamination						
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/> Site lies within a Coal Referral Area.	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?		Employment		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required 	Medium Impact - mitigation required	High Impact - significant mitigation required	Site is considered suitable for development 	Site is not considered suitable for development	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	<input checked="" type="checkbox"/>			Site is considered potentially suitable for development 	Site is not considered suitable for development	
Retain employment allocation						




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

SLR Ref: 720		Site Area: 0.57ha		Site Location: Plot 2, Wear Ind Estate, former Burdon House Club		Is the site in the Green Belt?		Brownfield %		Greenfield %		Open countryside?					
SHLAA Ref:				Site appraised for:		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Urban? <input checked="" type="checkbox"/> Urban fringe? <input type="checkbox"/>		100		0					
Present Land Use: Vacant employment land				Adjacent Uses: Employment				Green Belt Separation									
Site Photos				Designations Map				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/> <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.									
								Cumulative Issues									
								Key Designations: UDP WA1.14 Employment land CN23 Wildlife corridor Adjacent Designations: <ul style="list-style-type: none"> • Employment • Greenspace 									
Landscape and Townscape												Biodiversity					
Category 1: Significant Constraints				Grade I Agricultural Land				Category 1: Significant Constraints				Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))					
				Ancient Woodland								Adverse impact on Site of Special Scientific Interest (SSSI)					
Category 2: Constraints				Area of High Landscape Value or Significance								Adverse impact on Local Nature Reserve (LNR)					
				Tree Preservation Order (TPO)								Are there any known European protected species/habitats on or adjacent to the site?					
				Grade 2 or 3a Agricultural Land								Adverse impact on Local Wildlife Site (LWS)					
				Area of Significant Historic Landscape								Adverse impact on Local Geodiversity Site (LGS)					
												Are there any known UK protected species/habitats on or adjacent to the site?					
												Wildlife Corridor					
												Would the development of the site impact upon the connectivity of habitats?					
												Yes <input type="checkbox"/>					
												No <input checked="" type="checkbox"/>					
												Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>					
												Medium Impact - mitigation required <input type="checkbox"/>					
												High Impact - significant mitigation required <input type="checkbox"/>					
Site forms the edge of a wildlife corridor along the former railway line (C2C cycleway). Evidence of priority species roosting in area.												Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>		Medium Impact - mitigation required <input type="checkbox"/>		High Impact - significant mitigation required <input type="checkbox"/>	



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

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


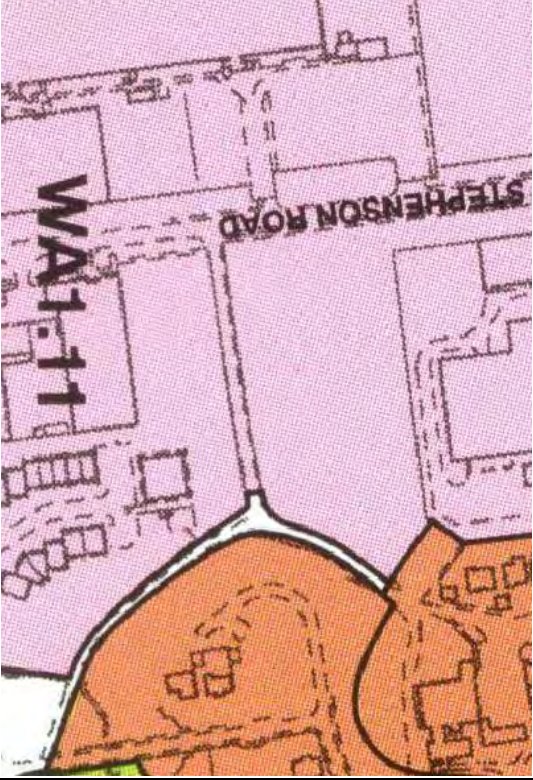

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard		Site provides amenity greenspace.
					
Flooding Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Infrastructure and Services Is there road capacity for site traffic generation? <input checked="" type="checkbox"/> Is there water and sewerage capacity for site requirements? <input type="checkbox"/> Is there education/community/health facility capacity for site requirements? <input type="checkbox"/> What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		
		Site is partly affected by 1:30 incidence surface water flooding, and also by lower incidence groundwater flooding.			Access through existing industrial estate road. Location subject to junction spacing and visibility splay requirements. Car parking / HGV parking provision based on proposed end use.
					
					
					
Ground Conditions & Contamination			Suitability and Deliverability		
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	Heavily constrained by pylons. Site lies within a Coal Referral Area.	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"/>		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)			Retain employment allocation Site is considered suitable for development		
<input checked="" type="checkbox"/>					
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Site is considered potentially suitable for development		
<input checked="" type="checkbox"/>					
<input checked="" type="checkbox"/>			Site is not considered suitable for development		






SLR Ref: 742		Site Area: 1.01ha		Site Location: Pattinson North, Plot 8, Monument Park, Washington		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100					
SHLAA Ref:												Urban?		<input checked="" type="checkbox"/>		Urban fringe?							
Present Land Use: Vacant employment land		Adjacent Uses: Employment, woodland		Site appraised for: Employment land		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact											
Site Photos				Designations Map				Cumulative Issues				<p>1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/></p> <p>2. Safeguard the countryside from further encroachment? <input type="checkbox"/></p> <p>3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/></p> <p>4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/></p> <p>5. Assist in the regeneration of the urban area? <input type="checkbox"/></p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>											
																							
Key Designations: UDP WA1.7 Employment Land CN15 Great North Forest				Adjacent Designations:																			
<ul style="list-style-type: none"> • Employment • Wildfowl & Wetlands Centre • Sewage Works • Residential 																							
																							
Landscape and Townscape																							
Category 1: Significant Constraints				Grade I Agricultural Land				No significant issues identified.				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
				Ancient Woodland																			
Category 2: Constraints				Area of High Landscape Value or Significance																			
				Tree Preservation Order (TPO)																			
				Grade 2 or 3a Agricultural Land																			
				Area of Significant Historic Landscape																			
Biodiversity																							
Category 1: Significant Constraints				Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))				Adverse impact on Site of Special Scientific Interest (SSSI)				Adverse impact on Local Nature Reserve (LNR)				Adverse impact on Local Geodiversity Site (LGS)				Adverse impact on Local Wildlife Site (LWS)			
				Are there any known European protected species/habitats on or adjacent to the site?				Are there any known UK protected species/habitats on or adjacent to the site?				Wildlife Corridor				Would the development of the site impact upon the connectivity of habitats?							
				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>							
				Proximity to local wildlife sites and ponds, with priority species present in area.																			
				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required											


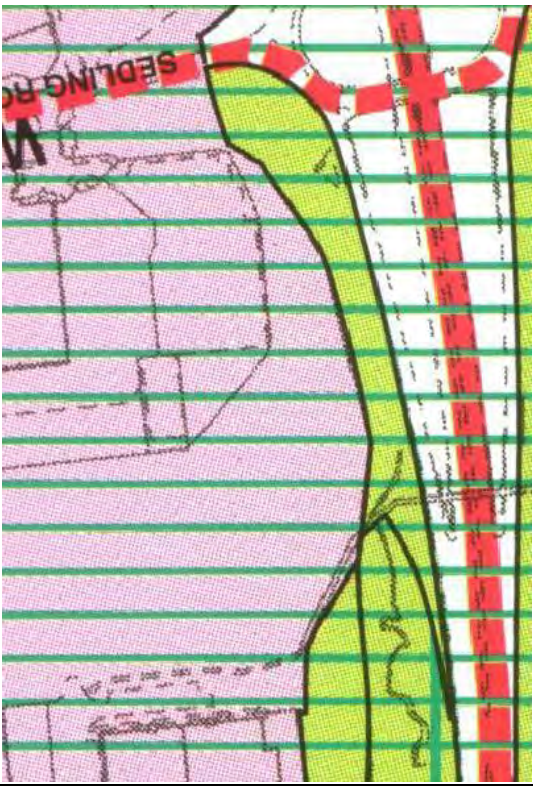
Historic Environment and Culture				Green Infrastructure				
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological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



SLR Ref: 743		Site Area: 1.00ha		Site Location: Holystone Waste site at Pattinson South Industrial Estate		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		100		Greenfield %		0									
SHLAA Ref:		Present Land Use: Vacant land		Adjacent Uses: Railway alignment, employment		Site appraised for: Employment land		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?		Urban?		Urban fringe?		Open countryside?		Impact		No impact							
Site Photos				Designations Map				Cumulative Impacts		1. Check unrestricted sprawl of the built-up area?		2. Safeguard the countryside from further encroachment?		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor?		4. Preserve the special & separate characteristics of historic settlements?		5. Assist in the regeneration of the urban area?		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.							
Key Designations:		UDP EN10 White land CN15 Great North Forest B13 Other Specific Sites and Monuments T16 Communication corridors		Adjacent Designations:		<ul style="list-style-type: none"> • Employment land • Railway alignment 		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 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Grade 2 or 3a Agricultural Land		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		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			
Category 1: Significant Constraints		Grade I Agricultural Land		Ancient Woodland		Area of Significant Historic Landscape		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Adverse impact on Site of Special Scientific Interest (SSSI)		Adverse impact on Local Nature Reserve (LNR)		Are there any known European protected species/habitats on or adjacent to the site?		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)		Grade 2 or 3a Agricultural Land		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Are there any known UK protected species/habitats on or adjacent to the site?		Wildlife Corridor		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			
Landscapes and Townscape		No significant issues identified.						Biodiversity		Site lies in proximity to ponds.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required											


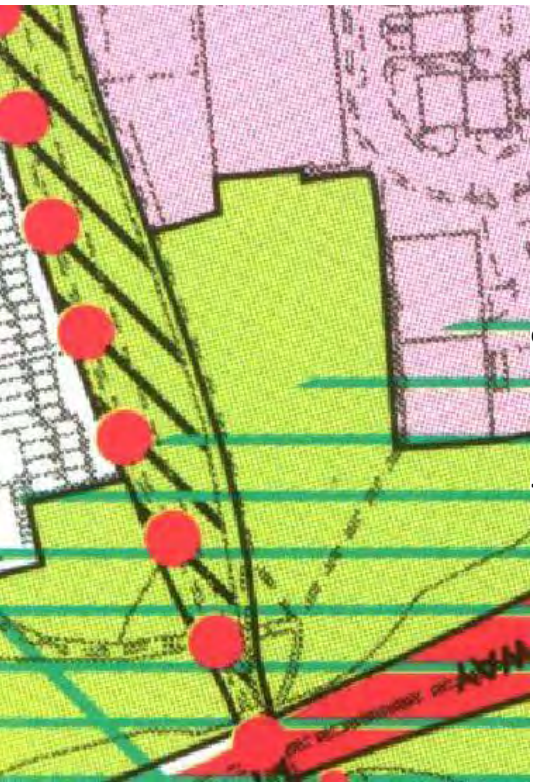
Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological importance.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required	High Impact – significant mitigation required
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required
Ground Conditions & Contamination		Suitability and Deliverability	
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Site Pylon running along south western corner of the site along Crowther Road.	What is considered suitable on the site? Employment How many homes could be provided? How many jobs could the site provide for?	Employment uses would be most appropriate given adjacent industrial uses
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required ✓	High Impact – significant mitigation required
Category 2: Constraints HSE COMAH 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
Flooding		Infrastructure and Services	
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Site is located within Critical Drainage Area. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? ✓ Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access through existing industrial estate road. Location subject to junction spacing and visibility splay requirements. Car parking / HGV parking provision based on proposed end use. Leamside Line adjacent.
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required
Ground Conditions & Contamination		Suitability and Deliverability	
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Site Pylon running along south western corner of the site along Crowther Road.	What is considered suitable on the site? Employment How many homes could be provided? How many jobs could the site provide for?	Employment uses would be most appropriate given adjacent industrial uses
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)	Zero/Low Impact - no or minimal mitigation required ✓	Medium Impact - mitigation required ✓	High Impact – significant mitigation required
Category 2: Constraints HSE COMAH 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
Flooding		Infrastructure and Services	
Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Site is located within Critical Drainage Area. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? ✓ Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Access through existing industrial estate road. Location subject to junction spacing and visibility splay requirements. Car parking / HGV parking provision based on proposed end use. Leamside Line adjacent.
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required ✓	High Impact – significant mitigation required



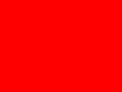


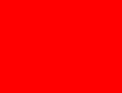
SLR Ref: 744 SHLAA Ref:		Site Area: 1.39ha		Site Location: Plot 2-3, Stephenson Industrial Estate		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		Greenfield %		100					
Present Land Use: Vacant employment site Adjacent Uses: Employment, residential		Site appraised for: Employment land		Designations Map		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?		Urban?		Urban fringe?		Open countryside?					
								Cumulative Issues		<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 Bourmoor?</p> <p>4. Preserve the special & separate characteristics of historic settlements?</p> <p>5. Assist in the regeneration of the urban area?</p> <p>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</p>		<input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/>			
				Key Designations: UDP W.A1.11 Employment land				Adjacent Designations: <ul style="list-style-type: none"> • Employment • Residential 				Evidence of priority species nearby.							
Landscape and Townscape																			
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		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)		Are there any known UK protected species/habitats on or adjacent to the site?		Are there any known European protected species/habitats on or adjacent to the site?		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
Category 2: Constraints		Area of High Landscape Value or Significance						Adverse impact on Local Nature Reserve (LNR)		Wildlife Corridor		Adverse impact on Local Wildlife Site (LWS)		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Geodiversity Site (LGS)		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required	
		Grade 2 or 3a Agricultural Land								Would the development of the site impact upon the connectivity of habitats?									
		Area of Significant Historic Landscape								No.									


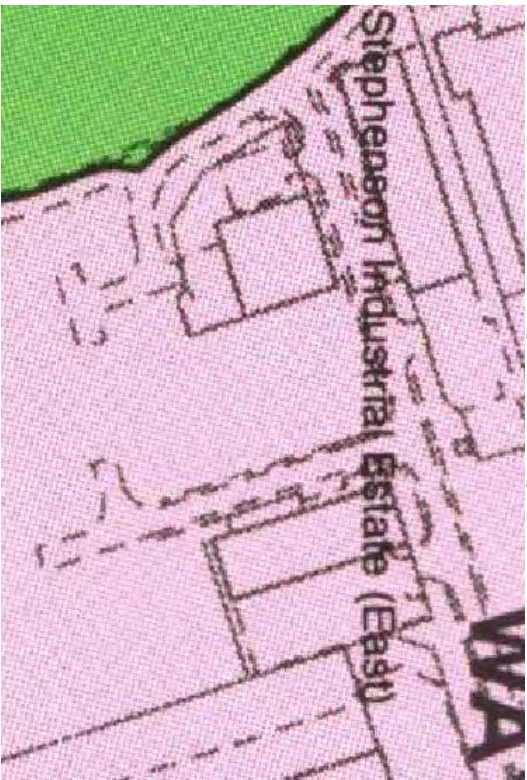
Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance?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







SLR Ref: 745		Site Area: 0.82ha		Site Location: Plot 6, Wear Ind Estate		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		Greenfield %		100			
SHLAA Ref:										Urban? <input checked="" type="checkbox"/>		Urban fringe? <input type="checkbox"/>		Open countryside? <input type="checkbox"/>			
Present Land Use: Woodland / Vacant land				Site appraised for: Employment land				Green Belt Separation				Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> No impact <input type="checkbox"/> No impact 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmooor? <input type="checkbox"/> <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.					
Site Photos				Designations Map				Cumulative Issues									
								Key Designations: UDP W.A1.14 Employment land L1/7/9 Greenspace CN23 Wildlife corridor				Adjacent Designations: <ul style="list-style-type: none"> • Employment • Greenspace 					
Landscape and Townscape																	
Category 1: Significant Constraints		Grade I Agricultural Land		No significant issues identified.				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		Site scrub and woodland that forms the edge of a wildlife corridor linking to Princess Anne Park.		Category 1: Significant Constraints		Adverse impact on Site of Special Scientific Interest (SSSI)	
		Ancient Woodland						Adverse impact on Local Nature Reserve (LNR)						Adverse impact on Local Nature Reserve (LNR)			
		Area of High Landscape Value or Significance						Are there any known European protected species/habitats on or adjacent to the site?						Are there any known UK protected species/habitats on or adjacent to the site?			
Category 2: Constraints		Area of High Landscape Value or Significance						Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)				Category 2: Constraints		Adverse impact on Local Geodiversity Site (LGS)	
		Tree Preservation Order (TPO)								Are there any known UK protected species/habitats on or adjacent to the site?						Adverse impact on Local Geodiversity Site (LGS)	
		Grade 2 or 3a Agricultural Land								Wildlife Corridor						Wildlife Corridor	
		Area of Significant Historic Landscape								Would the development of the site impact upon the connectivity of habitats?						Would the development of the site impact upon the connectivity of habitats?	
												Zero/Low Impact - no or minimal mitigation required <input checked="" type="checkbox"/>					
												Medium Impact - mitigation required <input type="checkbox"/>					
												High Impact - significant mitigation required <input type="checkbox"/>					

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



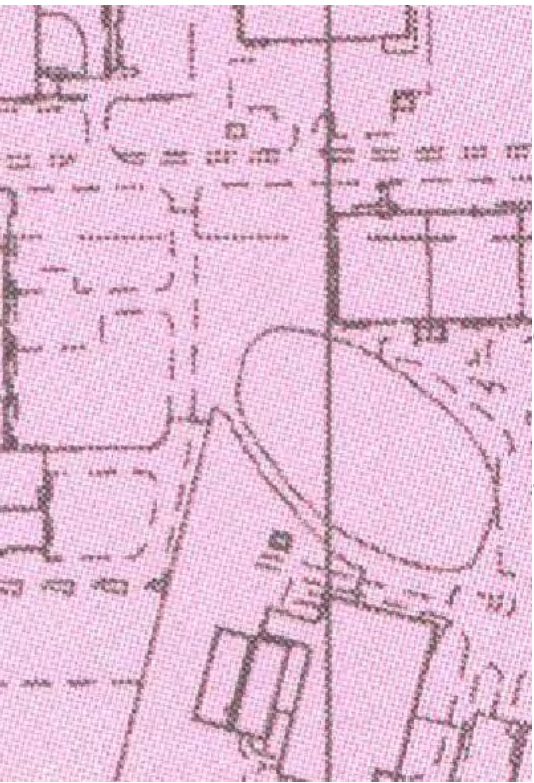


SLR Ref: 746		Site Area: 0.83ha		Site Location: Plot 4, Wear Ind Estate		Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100					
SHLAA Ref:										Urban?		<input checked="" type="checkbox"/>		Urban fringe?		Open countryside?					
Present Land Use: Natural greenspace		Adjacent Uses: Employment		Site appraised for: Employment land		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact									
								Cumulative Issues				1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.									
Key Designations: UDP WA1.14 Employment land CN23 Wildlife corridor				Adjacent Designations: <ul style="list-style-type: none"> • Employment land • Greenspace 				Biodiversity				Site forms part of a wildlife corridor linking the C2C cycleway corridor to Princess Anne Park.									
Landscape and Townscape		No significant issues identified.		Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		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?		Adverse impact on Local Wildlife Corridor	
Category 2: Constraints		Area of High Landscape Value or Significance		Tree Preservation Order (TPO)		Adverse impact on Local Wildlife Site (LWS)		Adverse impact on Local Geodiversity Site (LGS)		Adverse impact on Local Wildlife Corridor		Would the development of the site impact upon the connectivity of habitats?		Yes		No		No			
Grade 1 Agricultural Land Ancient Woodland		Grade 2 or 3a Agricultural Land		Area of Significant Historic Landscape		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					

Historic Environment and Culture			Green Infrastructure					
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms natural greenspace and forms part of a Green Infrastructure corridor linking the C2C national cycle network and Princess Anne Park.				
						Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor	
		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
Flooding Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)			Infrastructure and Services Is there road capacity for site traffic generation? <input checked="" type="checkbox"/> Is there water and sewerage capacity for site requirements? <input type="checkbox"/> Is there education/community/health facility capacity for site requirements? <input type="checkbox"/> What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?					
		Zero/Low Impact - no or minimal mitigation required	Access through existing industrial estate road. Access location subject to junction spacing and visibility splay requirements. Car parking / HGV parking provision based on proposed end use.			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone					Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Ground Conditions & Contamination			Suitability and Deliverability What is considered suitable on the site? Employment How many homes could be provided? How many jobs could the site provide for?					
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	<input checked="" type="checkbox"/>	No significant issues identified.			Site Appraisal Conclusion Employment uses would be appropriate given the adjacent industrial uses	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Site is considered suitable for development	Site is considered potentially suitable for development	Site is not considered suitable for development	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)								


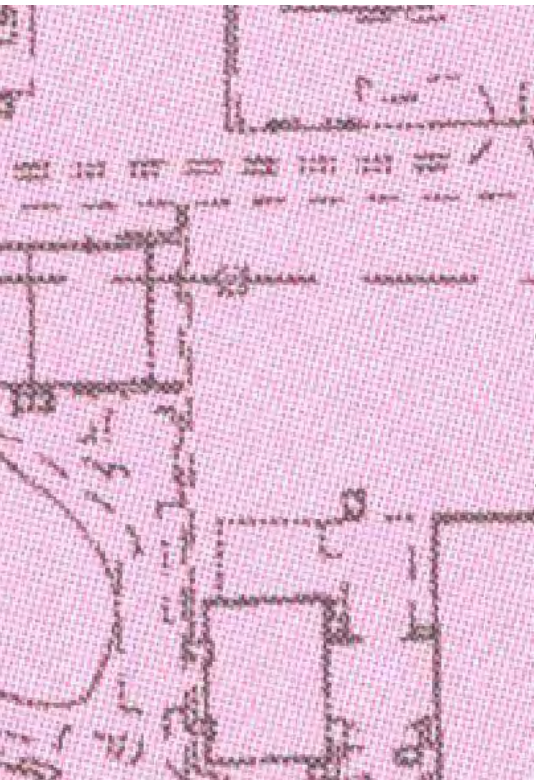

SLR Ref: 761		Site Area: 0.32ha		Site Location: Plot 4, Stephenson Industrial Estate		Is the site in the Green Belt?		YES <input type="checkbox"/>		NO <input checked="" type="checkbox"/>		Brownfield %		0		Greenfield %		100					
SHLAA Ref:												Urban?		<input checked="" type="checkbox"/>		Urban fringe?		<input type="checkbox"/>					
Present Land Use: Vacant employment site		Adjacent Uses: Employment, greenspace		Site appraised for: Employment land		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact											
Site Photos 				Designations Map 				Cumulative Issues		1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>		2. Safeguard the countryside from further encroachment? <input type="checkbox"/>		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/>		4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>		5. Assist in the regeneration of the urban area? <input type="checkbox"/>		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. <input type="checkbox"/>			
Key Designations: UDP W.A1.10 Employment land				Adjacent Designations: • Employment • Greenspace				Evidence of priority species nearby.															
Landscaped and Townscape				Category 1: Significant Constraints				Category 1: Significant Constraints				Category 1: Significant Constraints											
Grade I Agricultural Land				Ancient Woodland				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)											
Area of High Landscape Value or Significance				Tree Preservation Order (TPO)				Adverse impact on Local Nature Reserve (LNR)				Are there any known European protected species/habitats on or adjacent to the site?											
Grade 2 or 3a Agricultural Land				Area of Significant Historic Landscape				Adverse impact on Local Wildlife Site (LWS)				Adverse impact on Local Geodiversity Site (LGS)											
Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required				Zero/Low Impact - no or minimal mitigation required				Medium Impact - mitigation required				High Impact - significant mitigation required			
<input checked="" type="checkbox"/>				<input type="checkbox"/>				<input type="checkbox"/>				<input checked="" type="checkbox"/>				<input type="checkbox"/>				<input type="checkbox"/>			
Category 2: Constraints				Category 2: Constraints				Category 2: Constraints				Category 2: Constraints				Category 2: Constraints							
Area of Significant Historic Landscape				Zero/Low Impact - no or minimal mitigation required				Would the development of the site impact upon the connectivity of habitats?				No.				<input checked="" type="checkbox"/>							

Historic Environment and Culture				Green Infrastructure							
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Originally part of Usworth Colliery.				Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	No significant issues identified.					
								Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
Flooding Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				Infrastructure and Services Is there road capacity for site traffic generation? <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?				Access through existing industrial estate road. Access location subject to junction spacing and visibility splay requirements. Car parking / HGV parking provision based on proposed end use.			
Ground Conditions & Contamination Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone				Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?				Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required			
Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope				Site Appraisal Conclusion Retain employment allocation				Site lies within a Coal Referral Area. Potential historic contamination from past coal mining use.			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Retain employment allocation Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development				Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)											


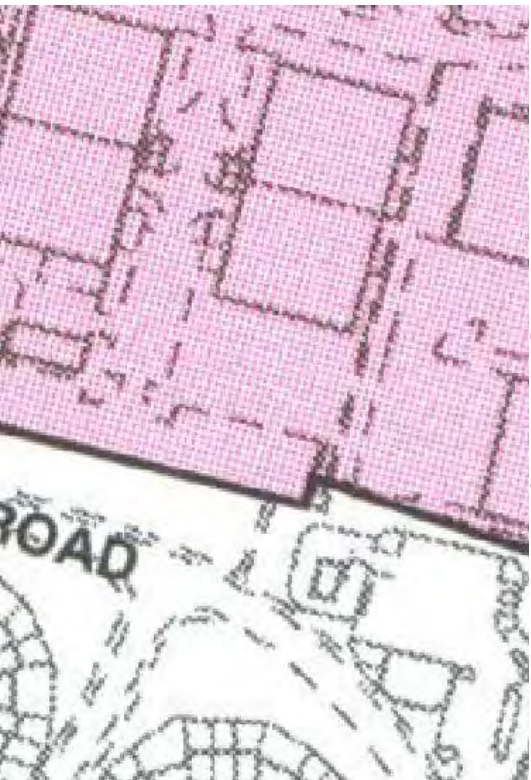


Historic Environment and Culture		Green Infrastructure										
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site provides amenity greenspace, and lies on the edge of a green infrastructure corridor.									
				Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	Category 2: Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment Public Right of Way (cycleway/footpath/bridleway) Green Infrastructure corridor							
Flooding Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Infrastructure and Services Is there road capacity for site traffic generation? <input checked="" type="checkbox"/> Is there water and sewerage capacity for site requirements? <input type="checkbox"/> Is there education/community/health facility capacity for site requirements? <input type="checkbox"/> What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?										
Lower incidence potential of groundwater flooding.		Access from Glover Road / Spire Road roundabout. Car parking / HGV parking provision based on proposed end use. Leamside Line to east.										
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope	Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of 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									
				Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Employment	Site is considered suitable for development Site is considered potentially suitable for development Site is not considered suitable for development					
								Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Site Appraisal Conclusion Retain employment allocation	<input checked="" type="checkbox"/>		
											No significant issues identified.	<input checked="" type="checkbox"/>

SLR Ref: 765 SHLAA Ref:	Site Area: 0.41ha	Site Location: Plot 1, Crowther Industrial Estate, Washington	Is the site in the Green Belt?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	Urban?	<input checked="" type="checkbox"/>	Urban fringe?		Open countryside?						
Present Land Use: Vacant employment land Adjacent Uses: Employment, Open space			Site appraised for: Employment land.			Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> No impact 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> No impact 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.														
 			 Key Designations: UDP WA1.2 Employment Land Adjacent Designations: <ul style="list-style-type: none"> • Employment land • Greenspace • Residential 			Cumulative Impacts <ul style="list-style-type: none"> • Within Critical Drainage Area 														
Landscape and Townscape Category 1: Significant Constraints Grade I Agricultural Land Ancient Woodland Category 2: Constraints Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land Area of Significant Historic Landscape			No significant issues identified.			Biodiversity Category 1: Significant Constraints Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC)) Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? Adverse impact on Local Wildlife Site (LWS) Adverse impact on Local Geodiversity Site (LGS) Are there any known UK protected species/habitats on or adjacent to the site? Wildlife Corridor Category 2: Constraints 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			Zero/Low Impact - no or minimal mitigation required 			Medium Impact - mitigation required			High Impact - significant mitigation required		

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance (Boundary Pit).	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site consists of informal greenspace/scrub land within the employment area.	Category 1: Significant Constraints Public Open Space/Playing Field/Play Area Natural greenspace Allotment	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)				Infrastructure and Services Is there road capacity for site traffic generation? <input checked="" type="checkbox"/> Is there water and sewerage capacity for site requirements? <input type="checkbox"/> Is there education/community/health facility capacity for site requirements? <input type="checkbox"/> What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?			
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone				Access through existing industrial estate road. Access location subject to junction spacing and visibility splay requirements. Car parking / HGV parking provision based on proposed end use.			
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope				Suitability and Deliverability What is considered suitable on the site? Employment How many homes could be provided? How many jobs could the site provide for?			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Pylon running along western corner of the site along Crowther Road. Lies within a Coal Referral Area. Former small pit- possible stability/contamination issues.			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity/line(+10m buffer zone)				Site Appraisal Conclusion Retain employment allocation			
Zero/Low Impact - no or minimal mitigation required				Site is considered suitable for development			
Medium Impact - mitigation required				Site is considered potentially suitable for development			
High Impact – significant mitigation required				Site is not considered suitable for development			

SLR Ref: 766 SHLAA Ref:	Site Area: 0.30ha	Site Location: New plot, west side of Crowther Industrial Estate, Washington		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	
Present Land Use: Vacant employment land Adjacent Uses: Employment, Open space	Site Photos 		Site appraised for: Employment land.	Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt? 1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/> 2. Safeguard the countryside from further encroachment? <input type="checkbox"/> 3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/> 4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/> 5. Assist in the regeneration of the urban area? <input type="checkbox"/> <small>Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.</small>		Impact		No impact <input type="checkbox"/>
Designations Map 		Key Designations: UDP WA1.2 Employment Land	Adjacent Designations: <ul style="list-style-type: none"> • Employment land • Greenspace • Residential 	Cumulative Impacts <ul style="list-style-type: none"> • Within Critical Drainage Area 						
Landscape and Townscape				Biodiversity						
Category 1: Significant Constraints		Grade I Agricultural Land Ancient Woodland		Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		No significant issues identified.		
Category 2: Constraints		Area of High Landscape Value or Significance Tree Preservation Order (TPO) Grade 2 or 3a Agricultural Land		Adverse impact on Site of Special Scientific Interest (SSSI) Adverse impact on Local Nature Reserve (LNR) Are there any known European protected species/habitats on or adjacent to the site? 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				Would the development of the site impact upon the connectivity of habitats? No		Zero/Low Impact - no or minimal mitigation required 		Medium Impact - mitigation required		High Impact - significant mitigation required

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


SLR Ref: 767 SHLAA Ref:	Site Area: 0.12ha	Site Location: Plot 2, Crowther Industrial Estate, Washington		Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100		
Present Land Use: Vacant employment land Adjacent Uses: Employment, Open space		Site appraised for: Employment land.		Green Belt Separation		Would development on this site impact upon the five purposes of the Green Belt?		Impact		No impact	
Site Photos 		Designations Map 		Cumulative Impacts		1. Check unrestricted sprawl of the built-up area? <input type="checkbox"/>		2. Safeguard the countryside from further encroachment? <input type="checkbox"/>		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor? <input type="checkbox"/>	
 		Key Designations: UDP W.A1.2 Employment Land		Adjacent Designations:		4. Preserve the special & separate characteristics of historic settlements? <input type="checkbox"/>		5. Assist in the regeneration of the urban area? <input type="checkbox"/>		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area. <input type="checkbox"/>	
Landscape and Townscape				Biodiversity				No significant issues identified.			
Category 1: Significant Constraints		Grade I Agricultural Land		Category 1: Significant Constraints		Adverse impact on European sites (RAMSAR Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))		No significant issues identified.		Zero/Low Impact - no or minimal mitigation required	
		Ancient Woodland				Adverse impact on Site of Special Scientific Interest (SSSI)				Medium Impact - mitigation required	
Category 2: Constraints		Area of High Landscape Value or Significance				Adverse impact on Local Nature Reserve (LNR)				High Impact - significant mitigation required	
		Tree Preservation Order (TPO)				Are there any known European protected species/habitats on or adjacent to the site?				Zero/Low Impact - no or minimal mitigation required	
		Grade 2 or 3a Agricultural Land		Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)				Medium Impact - mitigation required	
		Area of Significant Historic Landscape				Adverse impact on Local Geodiversity Site (LGS)				High Impact - significant mitigation required	
						Are there any known UK protected species/habitats on or adjacent to the site?				Zero/Low Impact - no or minimal mitigation required	
						Wildlife Corridor				Medium Impact - mitigation required	
						Would the development of the site impact upon the connectivity of habitats?		No		High Impact - significant mitigation required	





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

Category 1: Significant Constraints	Scheduled Ancient Monument (+ 50m buffer zone if not designated)		Does the site have any historical or archaeological significance? No.	Category 1: Significant Constraints	Historic Park or Garden (EH List)		Site forms informal greenspace within the industrial estate. It also lies on the edge of a Green Infrastructure corridor linking the C2C national cycle network and Princess Anne Park.
	World Heritage Site & Setting (+ candidate)				Village Green		
Category 2: Constraints	Grade I/Grade II* Listed Building/Structure			Category 2: Constraints	Cemetery / Churchyard		
	Grade II Listed Building/Structure				Public Open Space/Playing Field/Play Area		
	Conservation Area				Natural greenspace	✓	
	Archaeological Site (Known & potential)				Allotment		
			Zero/Low Impact - no or minimal mitigation required		Public Right of Way (cycleway/footpath/bridleway)	✓	Zero/Low Impact - no or minimal mitigation required
					Green Infrastructure corridor		
Flooding				Infrastructure and Services			
	Flood Risk Zone 3B (Functional Floodplain)		Site is subject to lower incidence groundwater flooding.		Is there road capacity for site traffic generation?	✓	Access through existing industrial estate road. Access location subject to junction spacing and visibility splay requirements. Car parking / HGV parking provision based on proposed end use.
	Flood Risk Zone 3A (High Vulnerability)				Is there water and sewerage capacity for site requirements?		
	Flood Risk Zone 2(Medium Vulnerability)	✓	Zero/Low Impact - no or minimal mitigation required		Is there education/community/health facility capacity for site requirements?		
	Groundwater Flooding				What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		
	Surface Water Flooding – % of land within 1 in 30 incidence (high)						
	Surface Water Flooding – % of land within 1 in 100 incidence (medium)						
	Surface Water Flooding – % of land within 1 in 1000 incidence (less)				10%		
	Critical Drainage Area						
	Source Protection Zone						
Ground Conditions & Contamination							
Site Topography	Predominantly Flat	✓	No significant issues identified.	Suitability and Deliverability			
	Gentle Slope			What is considered suitable on the site?	Employment		
	Undulating			How many homes could be provided?			
	Steep Slope			How many jobs could the site provide for?			
Category 1: Significant Constraints	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone		Zero/Low Impact - no or minimal mitigation required		Site Appraisal Conclusion		
	Electricity Pylon (+10m buffer zone)				Retain employment allocation		
Category 2: Constraints	HSE COMAH Middle or Outer Zone		Medium Impact - mitigation required		Site is considered suitable for development		
	Landfill sites, Contaminated land				Site is considered potentially suitable for development		
	Minerals Legacy (quarries and coal mining)				Site is not considered suitable for development		
	Minerals Safeguarded Area						
	High Voltage electricity line(+10m buffer zone)						

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

Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological significance. Three Horse Shoes PH locality was the site for RAF Usworth.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	The site forms a significant section of green infrastructure corridor north-south linking Usworth Pond southwards to Severn Houses and Barnimston Pond LNR, as well as the east-west corridor along the River Don. Specifically, the site contains small portions of natural/semi-natural green space, as well as sports pitches near to the Nissan main entrance. A limited number of rights of way exist in the area.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Much of the northern and north-western fields are subject to Flood Zones 2 and 3 (associated with the Usworth Burn and River Don). A number of locations are subject to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	IAMP proposal would require major new transport infrastructure. Highways England concern on impact to A19/A1290 junction.
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Electricity pylons and high voltage lines cross the site north-south in four separate locations.	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	The entire area is subject to a Nationally Significant Infrastructure Project (NSIP) proposal for an International Advanced Manufacturing Plant (IAMP). Should this proposal be accepted, development will need to appropriately address a number of significant issues, as raised above.	Site is considered suitable for development
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity/line(+10m buffer zone)	Medium Impact - mitigation required High Impact – significant mitigation required	Site is considered potentially suitable for development	Site is not considered suitable for development

SLR Ref: 806	Site Area: 104.26ha	Site Location: Green Belt north of Usworth, Washington		YES <input checked="" type="checkbox"/>	Brownfield %	0	Greenfield %	100	
SHLAA Ref:		Washington		NO <input type="checkbox"/>	Urban?		Urban fringe?	<input checked="" type="checkbox"/>	Open countryside?
Present Land Use: Agriculture, greenspace		Potential development		YES <input type="checkbox"/>	Would development on this site impact upon the five purposes of the Green Belt?				
Adjacent Uses: Industry, residential, agriculture		Is the site within a Settlement Break?		NO <input checked="" type="checkbox"/>	1. Check unrestricted sprawl of the built-up area?				
Site Photos		Designations Map		This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Washington with Gateshead (Follingsby).					
		Key Designations: UDP CN2/3/4/5 Green Belt L1/7/9 Existing open space WA12.4 Golf Course WA13.1 Northern Area Play Fields CN15 Great North Forest CN23 Wildlife Corridors		Parts of the farmland consists of higher grade agricultural land. It provides an important green infrastructure / wildlife corridor role, supporting east-west movement, particularly along the corridor of the River Don.					
		Adjacent Designations:		The area includes an 18-hole Golf Course as well as the Northern Area Playing Fields.					
		<ul style="list-style-type: none"> • Agriculture • Employment land • Former railway • Residential 							
Landscape and Townscape				Biodiversity					
Category 1: Significant Constraints	Grade I Agricultural Land	Fields nearest Usworth Hall consist of Grade 2 or 3A agricultural land.							
	Ancient Woodland								
Category 2: Constraints	Area of High Landscape Value or Significance								
	Tree Preservation Order (TPO)								
	Grade 2 or 3a Agricultural Land	<input checked="" type="checkbox"/>							
	Area of Significant Historic Landscape	Zero/Low Impact - no or minimal mitigation required							
		Medium Impact - mitigation required <input checked="" type="checkbox"/>							
		High Impact - significant mitigation required							
		Would the development of the site impact upon the connectivity of habitats?							
		Yes <input checked="" type="checkbox"/>							
		Zero/Low Impact - no or minimal mitigation required							
		Medium Impact - mitigation required							
		High Impact - significant mitigation required <input checked="" type="checkbox"/>							
		Forms part of a strategic wildlife corridor along the River Don, which is partly protected as a Local Wildlife Site. There are priority species throughout the area.							

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

Historic Environment and Culture				Green Infrastructure			
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	✓	Does the site have any historical or archaeological significance? Scheduled monument adjacent to area.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Forms part of a Green Infrastructure corridor running between Springwell Village and Gateshead. Woodland exists to the north of the quarry (providing natural greenspace), while a Local Wildlife Site exists to the south. Allotments exist beside Mount Lommen. Campground site provides outdoor sports pitches. There are Public rights of way passing through the area.	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
	Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)						
Category 2: Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	✓ ✓	Infrastructure and Services Small pockets of land are subject to 1:30 incidence surface water flooding. Low incidence potential of groundwater flooding.	Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	✓ ✓ ✓ ✓	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	✓ ✓ ✓ ✓ ✓ ✓		Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for?	Agriculture	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope				Part of this Green Belt is a Minerals Safeguarded Area. Much of this area is identified as being subject to landfill / waste, and located within a Coal Referral Area.			
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)				Site Appraisal Conclusion Forms a large area of Green Belt.			
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)				✓ ✓ ✓ ✓			

Historic Environment and Culture			Green Infrastructure		
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological importance, including North Hyton Shipbuilding Yards and a tar distillery, plus a forge and mill at Low Barnston. Low Barnston Farmhouse is a Grade II listed building.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of the strategic River Wear Green Infrastructure corridor. Public right of way (including the C2C national cycleway) pass through the site.		
				Category 2: Constraints Grade II listed Building/Structure Conservation Area Archaeological Site (Known & potential)	
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)		Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?		Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion Forms a large area of Green Belt.	
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required		Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact – significant mitigation required	
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope			Sloping area, with steep sides towards the river to the east, and incised denes. Wood House Farm area is identified as a former waste site. Riverside sections at the Washington Wildfowl & Wetlands Centre are identified as landfill/waste site. Lies within a Coal Referral Area.		
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)			Zero/Low Impact - no or minimal mitigation required		
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)			Medium Impact - mitigation required High Impact – significant mitigation required		

Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological importance, including old Barnston Village, which included shipbuilding and coal staites, a quarry and firebrick works.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site forms part of the strategic River Wear Green Infrastructure corridor. Most of the area forms part of James Steel Park. Public right of way (including the C2C national cycleway) pass through the site.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Site falls within a Critical Drainage Area, and part of the area falls within the flood zones associated with the River Wear. Small pockets of land are affected by 1:30 incidence surface water flooding. Lower incidence potential of groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion Forms a large area of Green Belt.	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Sloping area, with steep sides towards the river to the east, and incised denes. Wood House Farm area is identified as a former waste site. Riverside sections at the Washington Wildfowl & Wetlands Centre are identified as landfill/waste site. Lies within a Coal Referral Area. Pylons cross the east of the area.	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+10m buffer zone)		Zero/Low Impact - no or minimal mitigation required	
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)		Medium Impact - mitigation required High Impact - significant mitigation required	

Historic Environment and Culture		Green Infrastructure	
Category 1: Significant Constraints Scheduled Ancient Monument (+ 50m buffer zone if not designated) World Heritage Site & Setting (+ candidate) Grade I/Grade II* Listed Building/Structure	Does the site have any historical or archaeological significance? Local archaeological importance, former Row Pit, plus adjacent waggonways leading to River Wear.	Category 1: Significant Constraints Historic Park or Garden (EH List) Village Green Cemetery / Churchyard	Site provides Southern Area Playing Fields. Site forms part of the strategic River Wear Green Infrastructure corridor. A Public right of way passes along the eastern edge of the site.
Flooding Category 1: Significant Constraints Flood Risk Zone 3B (Functional Floodplain) Flood Risk Zone 3A (High Vulnerability)	Part of the area falls within the flood zones associated with the River Wear. Small pockets of land are affected by 1:30 incidence surface water flooding. Lower incidence potential of groundwater flooding.	Infrastructure and Services Is there road capacity for site traffic generation? Is there water and sewerage capacity for site requirements? Is there education/community/health facility capacity for site requirements? What is the broad accessibility of the site to local road network, local shopping services, public transport, education and community opportunities?	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required
Category 2: Constraints Flood Risk Zone 2(Medium Vulnerability) Groundwater Flooding Surface Water Flooding – % of land within 1 in 30 incidence (high) Surface Water Flooding – % of land within 1 in 100 incidence (medium) Surface Water Flooding – % of land within 1 in 1000 incidence (less) Critical Drainage Area Source Protection Zone	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required	Suitability and Deliverability What is considered suitable on the site? How many homes could be provided? How many jobs could the site provide for? Site Appraisal Conclusion Forms a large area of Green Belt.	Zero/Low Impact - no or minimal mitigation required Medium Impact - mitigation required High Impact - significant mitigation required
Ground Conditions & Contamination Site Topography Predominantly Flat Gentle Slope Undulating Steep Slope		Partly a landfill / waste site (with potential contamination). Lies within a Coal Referral Area.	
Category 1: Significant Constraints Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone Electricity Pylon (+ 10m buffer zone)	Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact - significant mitigation required
Category 2: Constraints HSE COMAH Middle or Outer Zone Landfill sites, Contaminated land Minerals Legacy (quarries and coal mining) Minerals Safeguarded Area High Voltage electricity line(+10m buffer zone)	Medium Impact - mitigation required	High Impact - significant mitigation required	High Impact - significant mitigation required

SLR Ref: 811		Site Area: 29.64ha		Site Location: Green Belt beside Fatfield, Washington		Is the site in the Green Belt?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		Brownfield %		0		Greenfield %		100					
SHLAA Ref:				Washington		Is the site in the Green Belt?				Urban?				Urban fringe?		Open countryside?					
Present Land Use: Parkland		Adjacent Uses: Residential, riverside, railway		Site appraised for: Potential development		Green Belt Separation		This portion of Green Belt helps to prevent countryside encroachment and urban sprawl, and supports the separation of Washington with Sunderland.		Would development on this site impact upon the five purposes of the Green Belt?		1. Check unrestricted sprawl of the built-up area?		2. Safeguard the countryside from further encroachment?		3. Prevent merging of Sunderland with Tyneside, Washington, Houghton-le-Spring and Seaham, and the merging of Shiney Row with Washington, Chester-le-Street and Bourmoor?		4. Preserve the special & separate characteristics of historic settlements?		5. Assist in the regeneration of the urban area?	
Site Photos				Designations Map		Key Designations: CN2/3/4/5 Green Belt L1/7/9 Existing open space CN15 Great North Forest CN23 Wildlife Corridors WA12.2 James Steel Park WA20.2 Key viewpoints		Adjacent Designations: • Residential • Riverside • Leamside Line		Part of the area was once a colliery, and therefore could be contaminated and have stability issues.		Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would be contrary to assisting the regeneration of the urban area.		Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required			
Landscape and Townscape				Site lies within an Area of High Landscape Value, with key viewpoints of River Wear from Penshaw Monument and A182 bridge.				Biodiversity				Forms a major section of the River Wear wildlife corridor. Priority species are recorded in the area. Close proximity to Local Wildlife Sites.									
Category 1: Significant Constraints		Grade I Agricultural Land				Category 1: Significant Constraints		Adverse impact on European sites (Ramsar Site, Special Protection Area (SPA) or Special Area of Conservation (SAC))													
		Ancient Woodland						Adverse impact on Site of Special Scientific Interest (SSSI)													
Category 2: Constraints		Area of High Landscape Value or Significance		✓				Adverse impact on Local Nature Reserve (LNR)													
		Tree Preservation Order (TPO)						Are there any known European protected species/habitats on or adjacent to the site?		✓											
		Grade 2 or 3a Agricultural Land				Category 2: Constraints		Adverse impact on Local Wildlife Site (LWS)		✓											
		Area of Significant Historic Landscape		✓				Adverse impact on Local Geodiversity Site (LGS)													
								Are there any known UK protected species/habitats on or adjacent to the site?		✓											
								Wildlife Corridor		✓											
								Would the development of the site impact upon the connectivity of habitats?		Yes											
												Zero/Low Impact - no or minimal mitigation required		Medium Impact - mitigation required		High Impact - significant mitigation required					

